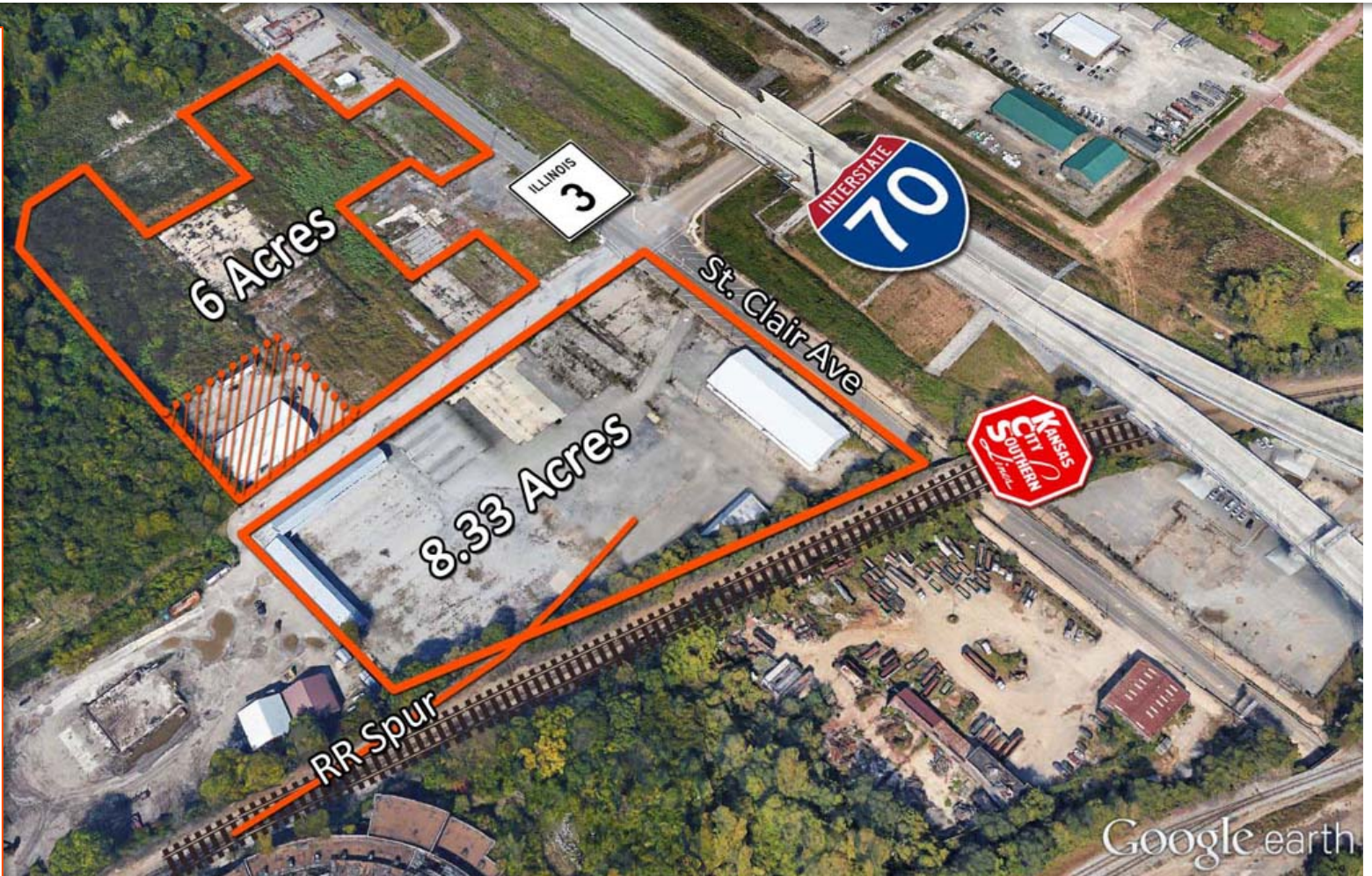


8.33 Acre Rail Served Site

With 13,200 SF Warehouse Space

104 St. Clair Avenue
East St. Louis, IL 62201

- 13,200 SF Warehouse
- Will Subdivide
- Rail Spur holds 2 Cars, Expandable (KCS Line)
- Immediate access to I-55/ I-64 (and Poplar Street Bridge) and I-70 (and Stan Musial Bridge)
- Improved Lot, Completely Fenced
- Additional 6 Acres adjoining property also available for Lease at \$1,000 per Acre, per Month, NNN



Lease Rate: \$13,500/Month, Gross

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Steve Zuber – SIOR, CCIM
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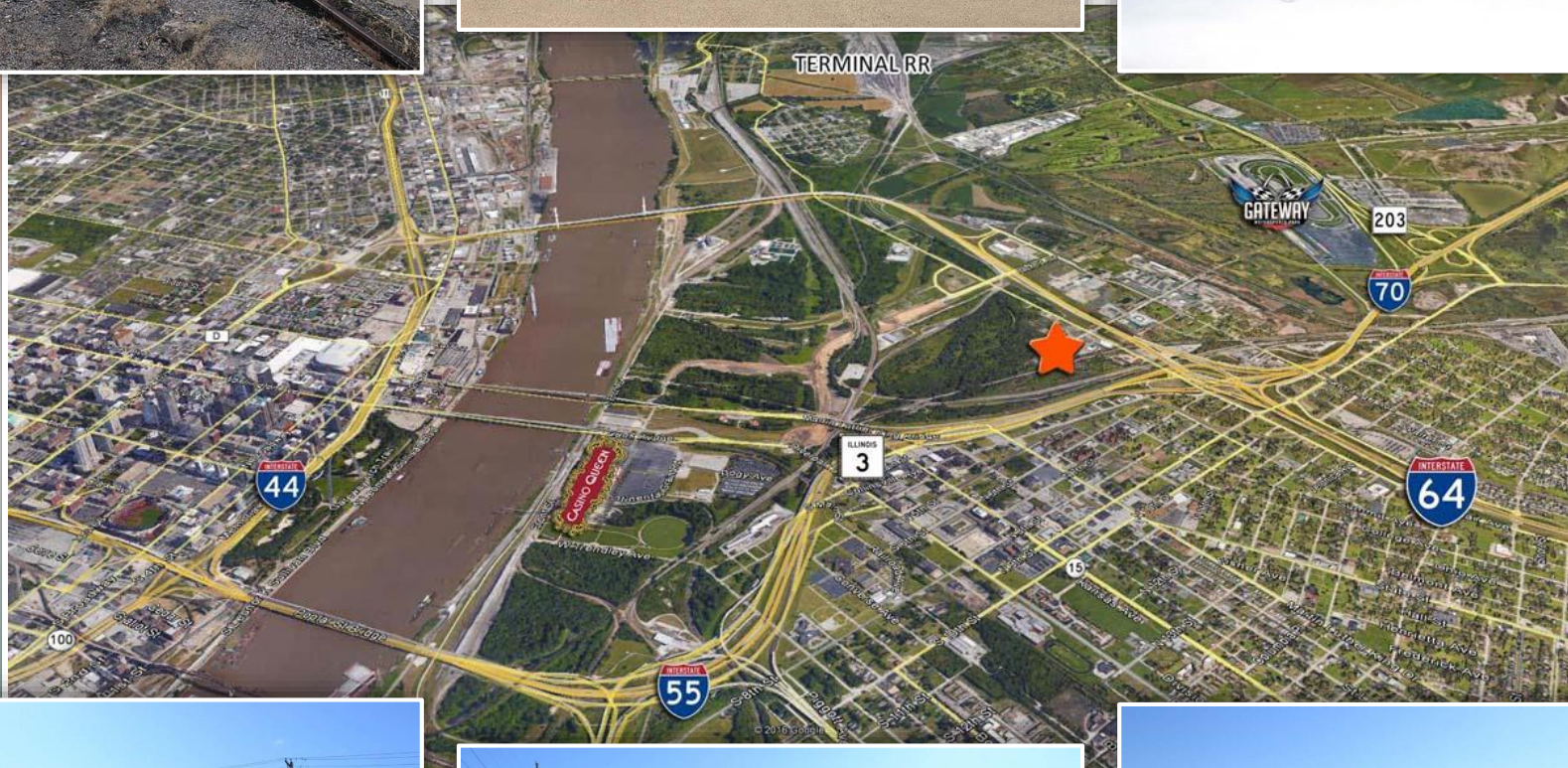
Wayne@barbermurphy.com

James Leopold - CCIM
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JamesL@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



Listing No: 503

Industrial
Rail Served

104 St. Clair Avenue
East Saint Louis, IL 62207

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$13,500/Month
Lease Type: Gross, +Utilities
Net Charges: N/A
CAM Charges: N/A
Lease Term:

Leasing Comments:

Lease Rate as-is. Tenant improvements are negotiable

Total SF Available: 13,200 SF

Min Divisible SF: 13,200 SF

SQUARE FOOT INFO:

Building Total: 13,200 SF
Total Available: 13,200 SF
Direct Lease: 13,200 SF
Sublease: 0 SF
Office: 0 SF
Warehouse:
Min Divisible: 13,200 SF
Max Contiguous: 13,200 SF

LAND MEASUREMENTS:

Acres: 8.33
Frontage: 538' FT
Depth: 708' FT

PROPERTY INFORMATION:

Parcel No:	0.00	TIF:	Yes	Property Tax:	Included
County:	St. Clair	Enterprise Zone:	Yes	Tax Year:	
Zoning:	M-2 Heavy Ind.	Foreign Trade Zone:	No		
Zoning By:	City of East St. Louis	Survey:	No		
Industrial Park:		Environmental:	No		
Prior Use:	Lumber Yard	Archaeological:	No		

STRUCTURAL DATA:

Year Built:	1940	Clearance Min:	14	Style:	Wood Frame/Metal Skin
Rehab Year:	2012	Clearance Max:	18	Roof:	Metal
		Bay Spacing:	Clear Span	Exterior:	Metal Clad
				Floors:	1
				Floor Type:	Asphalt
				Floor Thickness:	
				Floor Drains:	No



104 St. Clair Avenue
East Saint Louis, IL 62207

UTILITY INFORMATION

Water Provider:	IL American	Service:		Location:	Site
Sewer Provider:	Metro East	Service:		Location:	Site
Gas Provider:	Ameren IP	Service:		Location:	Site
Electric Provider:	Ameren IP	Service:		Location:	Site
AMPS:		Phase:	3 Phase		
Low Volts:		High Volts:			
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

Truck Dock:	No	Size:	N/A	Parking:	
Dock Levelers:	No	Capacity:	N/A	Surface Type:	Asphalt/Concrete/Rock
Drive-In Doors:	Yes	Size:		Yard:	Fenced
Box Van Doors	No			Extra Land:	Yes 6 Acres

Overhead Cranes:	No	Size:	N/A 0
Elevators:	No		

Heating:	No	Men's Restroom:	No
Cooling:	No	Women's Restroom:	No
Insulated:	No	Shower:	No
Sprinklers:	No	Ventilation:	No
Lighting:		Compressed Air:	No
Skylights:	No		

Additional Facility Information:

TRANSPORTATION

Interstate:	I-55/70/64
Rail:	K.C. Southern
Barge:	
Airport:	Lambert St. Louis International

Listing Broker(s)

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Comments

Former O'Neil / Cedar Creek Lumber Yard. Includes 8.33 Acres with 13,200 SF Warehouse and KCS Rail Spur. Lot is improved surface, completely fenced. Additional 6 acres adjacent to site is available for \$1,000 per Acre, per Month/NNN. Will Subdivide.