

FOR SALE

7610 Chase Ln.,
East St. Louis, IL
62207



5,880 SF OFFICE/WAREHOUSE AVAILABLE

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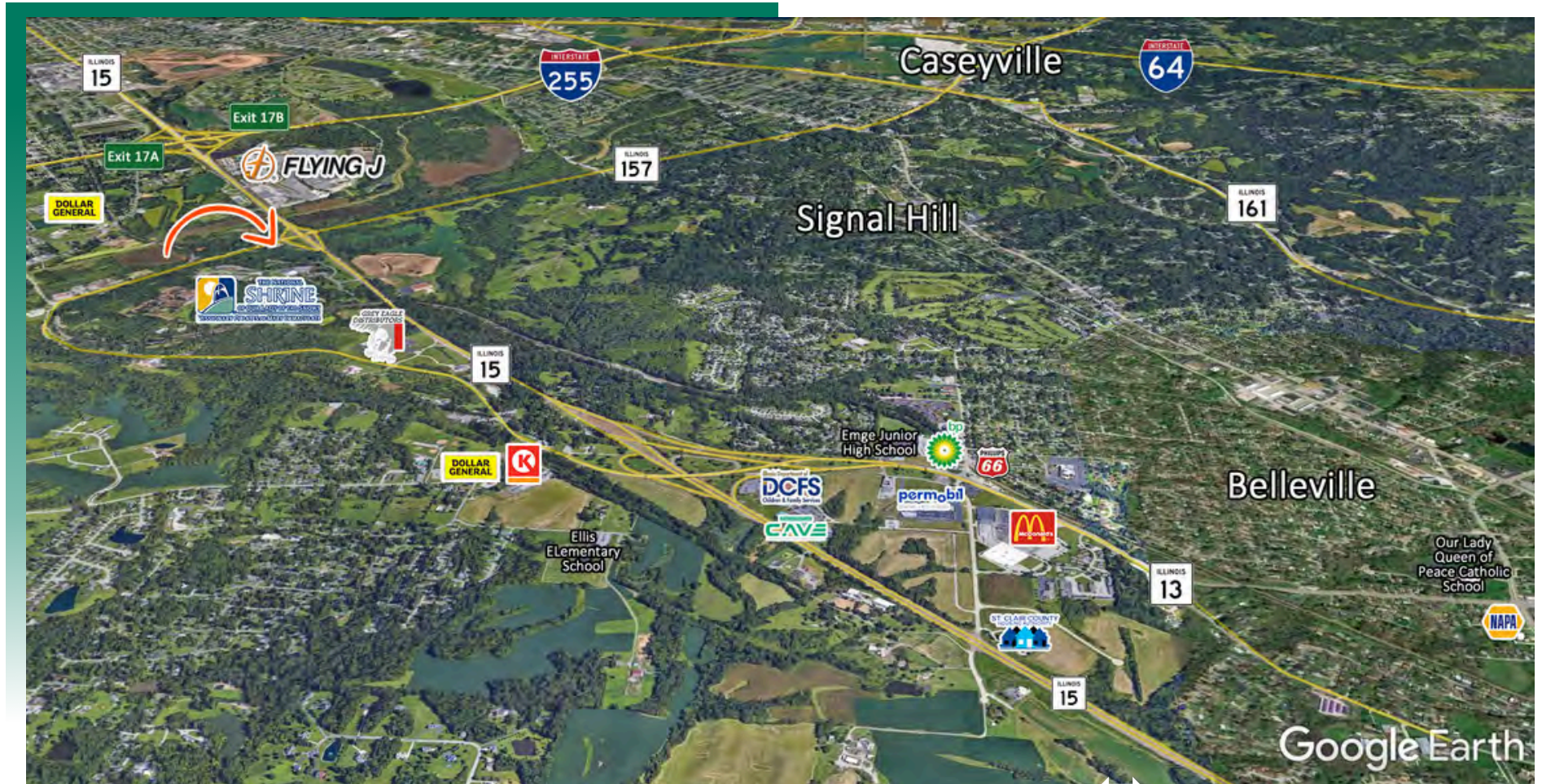
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

7610 Chase Ln., East St. Louis, IL 62207



LOCATION OVERVIEW

Located directly off IL-127, 0.15 Miles to IL Rte 15, & less than a 1.5 Miles to I-255.

PROPERTY PHOTOS

7610 Chase Ln., East St. Louis, IL 62207

EXTERIOR



WAREHOUSE



WAREHOUSE



WAREHOUSE



INDUSTRIAL PROPERTY SUMMARY

7610 CHASE LN

LISTING # 3163

LOCATION DETAILS:

Parcel #: 07-04.0-201-018
County: IL - St. Clair
Zoning: Improved Commercial

PROPERTY OVERVIEW:

Building SF: 5,880
Office SF: 580
Warehouse SF: 5,300
Min Divisible SF: 5,300
Lot Size: 1.63 Acres
Frontage: 180
Depth: 160
Parking Spaces: 20
Parking Surface Type: Rock
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1968
Clear Ht Min: 18
Clear Ht Max: 22
Bay Spacing: Clear Span
Construction Type: Steel
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Office/Warehouse
AC: Office
Lighting: LED
Sprinklers: None
Insulated: Yes
Ventilation: No
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

Drive In Doors: 3
Drive In Door Size: 14'x15'

TRANSPORATION:

Interstate Access: IL Rte 15 & I-255

INDUSTRIAL PROPERTY SUMMARY PG 2

7610 CHASE LANE

UTILITY INFO:

Water Provider:	Cahokia
Water Location:	On Site
Sewer Provider:	Septic
Sewer Location:	On Site
Gas Provider:	Propane
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	240
Voltage High:	110
Amps:	200
Phase:	1



TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	No
Foreign Trade Zone:	No

SALE/LEASE INFORMATION:

Sale Price:	\$350,000
Price / SF:	\$59.52

FINANCIAL INFORMATION:

Taxes:	\$2,892.28
Tax Year:	2024

PROPERTY DESCRIPTION:

5,880 SF Office/Warehouse Available For Sale. The Warehouse is Facilitated by (3) 14'x15' Drive-In Doors, Clear Height of 18'-22' Clear Span. The entire Warehouse is heated. Site is fenced with rocked yard for outdoor storage.