

FOR LEASE

1410-1420 Discovery
Pkwy.,
Alton, IL 62002



WAREHOUSE SPACE AVAILABLE - FINISH TO SUIT

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Steve Zuber - SIOR, CCIM
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com

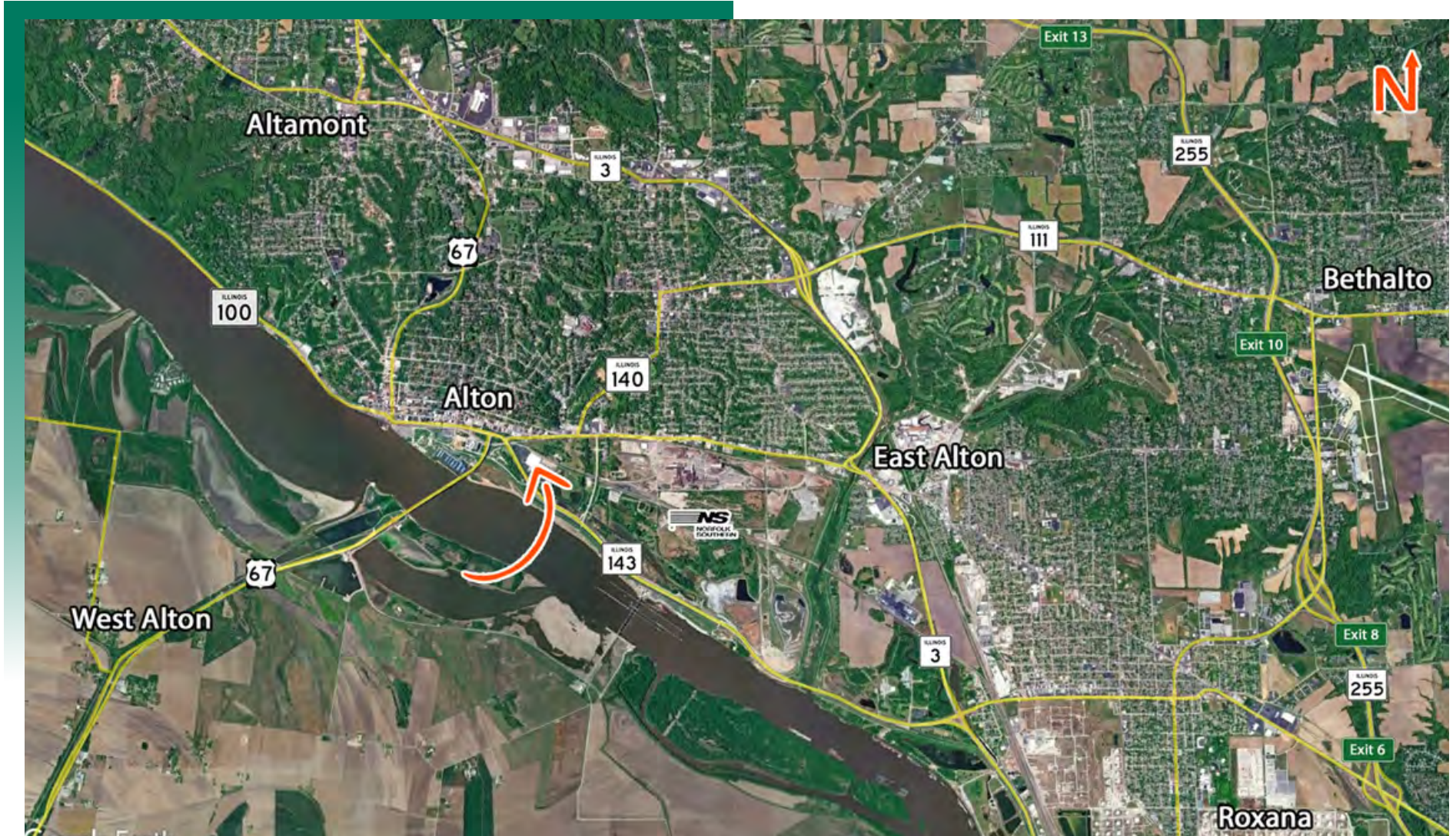
Ethan Gowin
Broker Associate
Office: (618) 277-4400 (Ext. 14)
Cell: (618) 946-1487
ethang@barbermurphy.com



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.

AREA MAP

1410 - 1420 Discovery Pkwy., Alton, IL 62002



LOCATION OVERVIEW

Located below the Lewis & Clark bridge at the intersection of Route 143 and 140 in Alton, IL adjacent to the Norfolk Southern Rail Line. Strategically located in Alton's Discovery Parkway corridor, this warehouse offers unmatched access to St. Louis logistics, a strong local workforce, and a professional campus setting — positioning your business for growth and visibility



PROPERTY INFORMATION

Suites will be delivered in code compliant condition prior to moving in for fire suppression, utility access & emergency egress.

Contact broker for tenant improvement allowances.

Lease Rate:
\$4.50/SF, NNN

**Minimum 5 year lease term*

PROPERTY HIGHLIGHTS



(1) DRIVE-IN
DOOR
12' X 14'



(3) DOCK
DOORS
9' X 10'



NORFOLK
SOUTHERN
RR ACCESS



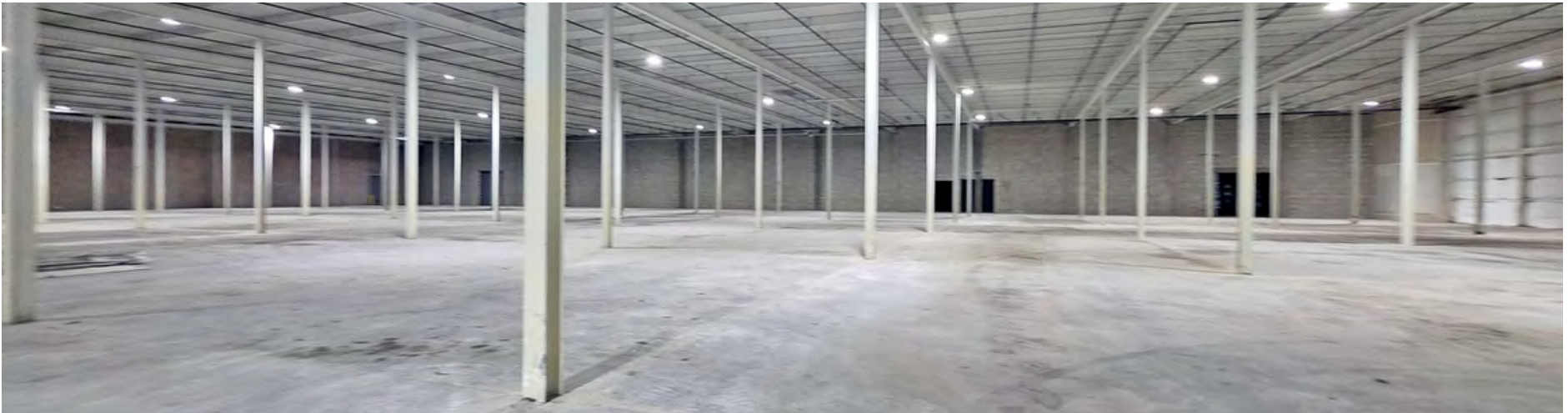
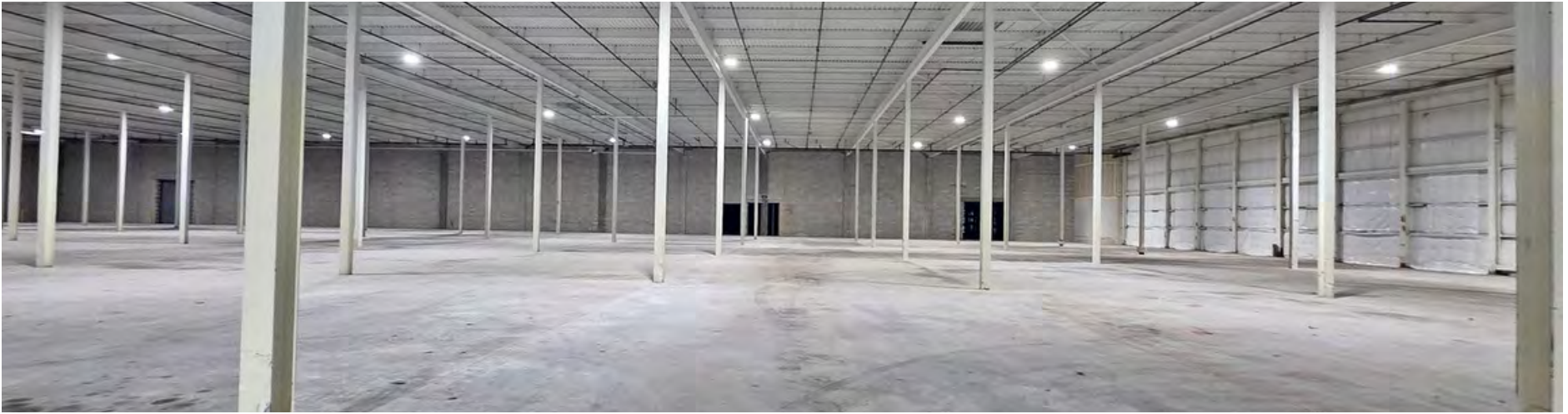
120-480
VOLTS



3 PHASE
POWER
800 AMPS

PROPERTY PHOTOS - WAREHOUSE

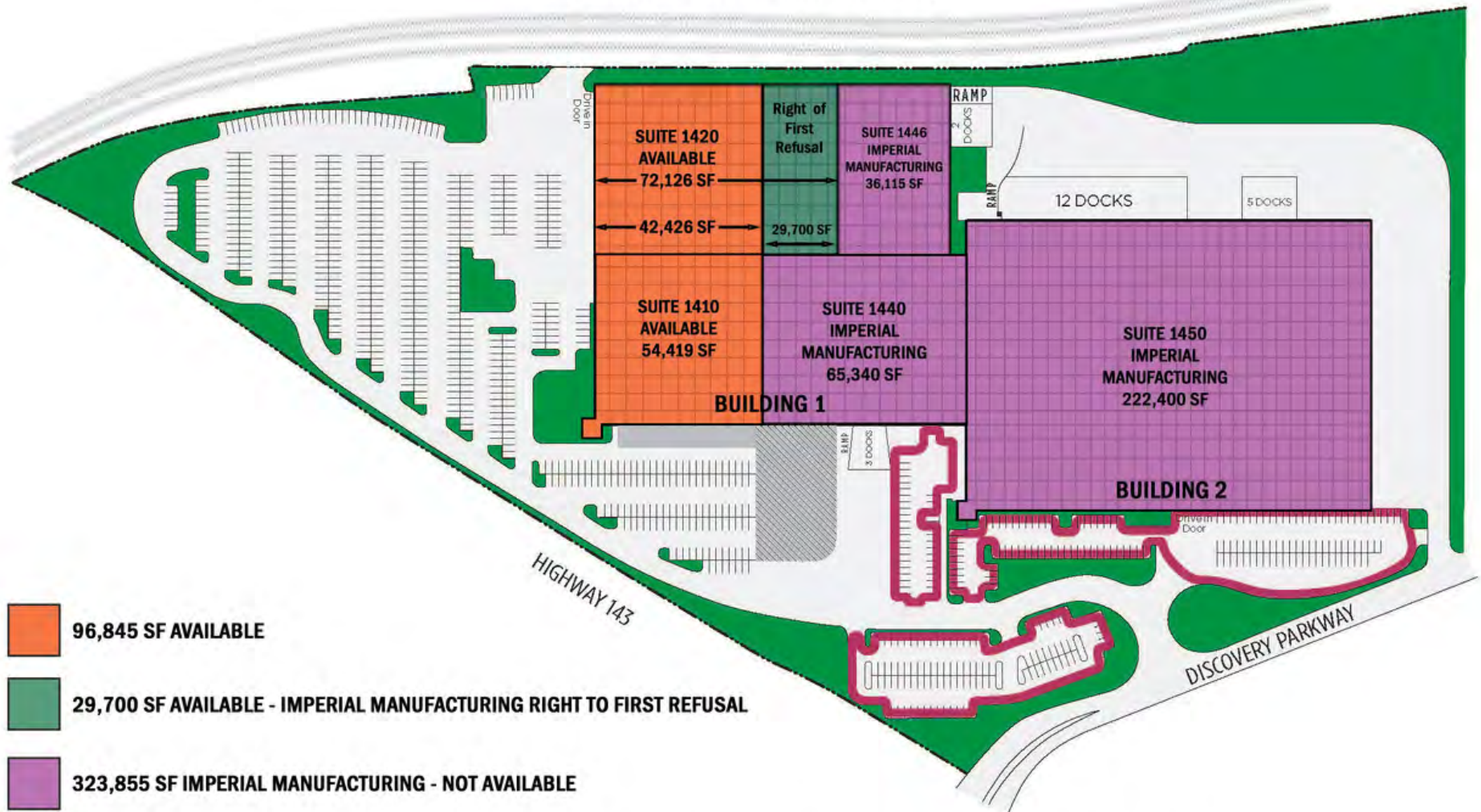
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ALTON CENTER BUSINESS PARK

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LOCATION OF TENANTS WITHIN ALTON CENTER BUSINESS PARK



Alton Center Business Park, LLC



ALTON CENTER BUSINESS PARK, LLC - SITE PLAN

SCALE: N.T.S.

01.01.2025

INDUSTRIAL PROPERTY SUMMARY

1410-1420 DISCOVERY PKWY., ALTON, IL 62002

LISTING # 3295

LOCATION DETAILS:

Parcel #: 23-2-07-13-00-000-007
County: Illinois - Madison
Zoning: Industrial - City of Alton

PROPERTY OVERVIEW:

Building SF: 450,400
Vacant SF: 126,545
Usable Sqft: 126,545
Warehouse SF: 126,545
Min Divisible SF: 54,419
Max Contig SF: 126,545
Lot Size: +/- 80.0 Acres
Frontage: Varies
Depth: Varies
Parking Spaces: 260
Parking Surface Type: Asphalt
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1994
Renovated: 2001
Clear Ht Min: 22
Clear Ht Max: 25
Bay Spacing: 38' x 25'
Construction Type: Metal
Roof: Flat
Floor Type: Concrete
Floor Thickness CRM 2: 8

FACILITY INFORMATION:

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

LOADING & DOORS:

Dock Doors: 9' x 10'
of Dock Doors: 3
Dock Levelers: 3
Dock Leveler Capacity: TBD
Drive In Doors: 1
Drive In Door Size: 12' x 14'

TRANSPORATION:

Interstate Access: 10 Miles to I-270, 7 Miles to I-255
Airport Access: 6.62 Miles to St. Louis Regional Airport
Rail Access: Adjacent
Rail Line: Norfolk Southern
Rail Status: No Spur

INDUSTRIAL PROPERTY SUMMARY PG 2

1410-1420 DISCOVERY PKWY., ALTON, IL 62002

UTILITY INFO:

Water Provider:	Illinois American Water
Water Location:	On Site
Sewer Provider:	City of Alton
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	120
Voltage High:	480
Amps:	800+
Phase:	3

TAX INCENTIVE ZONES:

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



SALE/LEASE INFORMATION:

Lease Rate:	\$4.50
Lease Type:	NNN
NNN Expenses:	\$1.20 (Estimated)
For lease:	Yes

PROPERTY DESCRIPTION:

Warehouse space available Finish to Suit. Suites will be delivered in code compliant condition prior to moving in for fire suppression, utility access & emergency egress. Contact broker for tenant improvement allowances. Imperial Manufacturing has a Right of First Refusal for 29,700 SF in suite 1420 (72,126 SF) possibly leaving 42,426 SF available for lease in that section. There is a 5 year minimum lease term.