

# FOR SALE

1162 16<sup>th</sup> St.,  
Granite City, IL 62040



**HEAVY INDUSTRIAL INVESTMENT OPPORTUNITY FEATURING LONG-TERM TENANCY, IRREPLACEABLE INFRASTRUCTURE, & SIGNIFICANT UPSIDE POTENTIAL**

**BARBERMURPHY**  
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# INVESTMENT HIGHLIGHTS & DISCLOSURE SUMMARY

1162 16<sup>th</sup> St., Granite City, IL 62040

## Investment Highlights

- Rare heavy industrial investment opportunity with immediate cash flow and long-term upside
- Approximately 346,870 SF of industrial improvements situated on +/-25.6 acres
- Gross Annual Income: \$526,524
- Owner-user occupancy or lease-up upside opportunity
- Rail service, overhead cranes, and heavy industrial infrastructure
- Basis significantly below replacement cost

## Value-Add Opportunity

- Approximately 150,000 SF of older improvements may be candidates for redevelopment
- Potential salvage value could partially offset redevelopment costs
- Flexible site supports multiple investment strategies

## Disclosure Statements

- Property offered strictly “as-is, where-is”
- No environmental surveys have been completed to date
- Independent physical, environmental, and financial due diligence recommended
- No representations or warranties regarding environmental conditions
- Certain improvements may require modernization or removal

## Current Rent Roll

TENANT	SF	PRICE/SF	MONTHLY RENT	ANNUAL RENT	LEASE EXPIRATION
The Steel Works	169,525 SF	\$1.55	\$22,000	\$264,000	March 31, 2029
Caster Maintenance	60,000 SF	\$4.37	\$21,887	\$262,644	August 31, 2029
Granite City Processing	81,700 SF	\$1.47	\$10,000	\$120,000	June 30, 2031
VACANT	31,450 SF	-	-	-	-

# AREA MAP

1162 16<sup>th</sup> St., Granite City, IL 62040

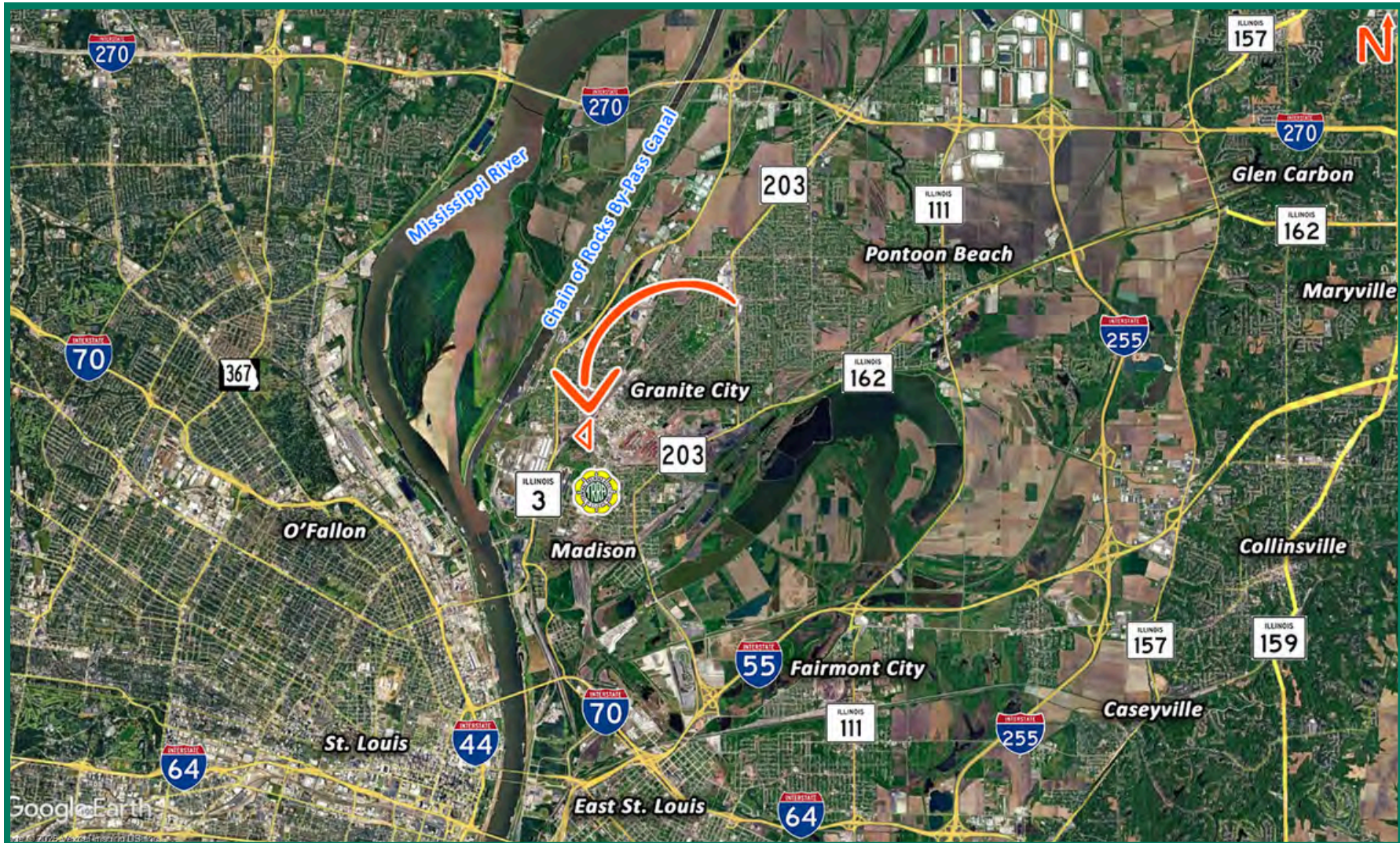


## LOCATION OVERVIEW

Strategically located in the heart of the St. Louis industrial market, 1162 16th Street offers immediate access to one of the Midwest's most established heavy manufacturing and logistics corridors. Situated in Granite City, Illinois, the property benefits from a deep industrial labor pool, a long history of steel and manufacturing operations, and proximity to major transportation infrastructure serving the bi-state region.

# AREA MAP

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## LOCATION OVERVIEW

The property is conveniently positioned just minutes from Interstate 270, Interstate 255, Interstate 55, Interstate 64, and Interstate 70, providing efficient truck access throughout the St. Louis metropolitan area and direct connectivity to Chicago, Kansas City, Indianapolis, Memphis, and other major Midwestern markets. Downtown St. Louis is approximately 15 miles southwest, while St. Louis Lambert International Airport is less than 30 minutes away. Located within one of the nation's most important inland freight hubs, the St. Louis region offers access to six Class I railroads, four interstate highways, and the Mississippi River barge system.

# COMPLETE CRANE LISTING

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TENANT	DRAWING REF	LOCATION	MAIN	UNDER HOOK	POWER	CONTROL	OPER	NOTES
TSW	G	TSW Maint.	5 ton		DC	Pendant	X	
TSW	H	Bldg 1	15 ton		DC	Pendant/Cab	X	
TSW	J	Bldg 2	15 ton		DC	Pendant/Cab	X	
TSW	K	Bldg 3	15 ton		DC	Cab	X	
TSW	O	Bldg 4 - E	20 ton		DC	Cab	X	
TSW	O	Bldg 4 - W	30 ton		DC	Cab	X	
VACANT	P	Bldg 5 - E	30 ton	16'-5"	DC	Cab	X	
VACANT	P	Bldg 5 - W	30 ton	16'-5"	DC	Cab	X	
GCP	R	Bldg 6 - E	30 ton	22'-5"	DC	Cab	X	
GCP	R	Bldg 6 - W	30 ton	22'-5"	DC	Cab	X	
CM	S	Bldg 7	120 ton		DC	Pendant/Cab	X	Dual Trolleys
TSW	D	Y Bay Middle 2	30 ton		DC	Cab	X	Used by TSW

\*All cranes approximately 20' under hook

# SITE PLAN

1162 16<sup>th</sup> St., Granite City, IL 62040

## Cara Metals Illinois, LLC

SPACE	BLDG	LGTH	WDTH	AREA	TENANT	TOTAL
D	No. 1 Foundry	77	625	48,125	Steelworks	
E		40	150	6,000	Steelworks	
F		55	150	8,250	Steelworks	
G		60	78	4,680	Steelworks	
H	No. 1	74	200	14,800	Steelworks	
I		42	250	10,500	Steelworks	
J	No. 2	75	250	18,750	Steelworks	169,525 SF
K	No. 3	75	250	18,750	Steelworks	
L		30	130	3,900	Steelworks	
M		32	50	1,600	Steelworks	
N		32	85	2,720	Steelworks	
O	No. 4	74	425	31,450	Steelworks	
P	No. 5	74	425	31,450	Vacant	31,450 SF
Q		44	550	24,200	Granite City Processing	81,700 SF
R	No. 6	100	575	57,500	Granite City Processing	
S	No. 7	100	400	40,000	Caster Maint.	60,000 SF
T		100	200	20,000	Caster Maint.	
V	Storeroom	50	150	7,500	Caster Maint.	No Value

### Tenants as of June 2019

- TSW (169,525 SF)
- Granite City Processing (81,700 SF)
- CM (60,000 SF)
- Vacant (31,450 SF)

\* A, B, C, & U - Non-essential structures totaling +/-125,980 SF. Targeted for redevelopment.



# PROPERTY PHOTOS

1162 16<sup>th</sup> St., Granite City, IL 62040

WAREHOUSE - Building 7



WAREHOUSE - Section R



# INDUSTRIAL PROPERTY SUMMARY

1162 16TH ST

**LISTING #** 3269

## LOCATION DETAILS:

**Parcel #:** 22-1-19-24-09-102-032 & 22-1-19-24-13-301-002 & 22-1-19-24-10-101-005 & 22-1-19-24-14-301-001  
**County:** IL - Madison  
**Zoning:** Industrial

## PROPERTY OVERVIEW:

**Building SF:** 346,870  
**Vacant SF:** 31,450  
**Usable Sqft:** 346,870  
**Min Divisible SF:** 81,700  
**Lot Size:** 25.61 Acres  
**Frontage:** 1,339  
**Depth:** 1,806  
**Parking Spaces:** 100  
**Parking Surface Type:** Rock  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## STRUCTURAL DATA:

**Year Built:** 1950  
**Clear Ht Min:** 30  
**Clear Ht Max:** 30  
**Bay Spacing:** Clear Span  
**Construction Type:** Steel  
**Roof:** Metal  
**Floor Type:** Concrete  
**Floor Thickness:** Varies

## FACILITY INFORMATION:

**Insulated:** No  
**Ventilation:** Yes  
**Compressed Air:** Yes  
**Restrooms Men:** Yes  
**Restrooms Womens:** Yes  
**Showers:** No  
**Floor Drains:** No

## LOADING & DOORS:

**# Drive In Doors:** 6  
**Drive In Door Size:** 17'x25'

## TRANSPORATION:

**Interstate Access:** I-270, I-255, I-55, I-64, and I-70  
**Airport Access:** America's Central Port  
**Rail Access:** Yes  
**Rail Line:** Terminal Rail Road  
**Rail Status:** Active



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# INDUSTRIAL PROPERTY SUMMARY PG 2

1162 16TH ST

## UTILITY INFO:

Water Provider:	Illinois American Water
Water Location:	On Site
Sewer Provider:	Illinois American Water
Sewer Location:	On Site
Gas Provider:	Ameren Illinois
Gas Location:	On Site
Electric Provider:	Ameren Illinois
Electric Location:	On Site
Voltage Low:	240
Voltage High:	480
Phase:	3

## TAX INCENTIVE ZONES:

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

## FINANCIAL INFORMATION:

Taxes:	\$24,517.60
Tax Year:	2024



## SALE/INVESTMENT INFORMATION:

Sale Price:	\$3,500,000
Price / SF:	\$10.09
Gross Income:	\$646,524
Expenses:	\$231,517
CAP Rate:	12%
NOI:	\$415,007

## PROPERTY DESCRIPTION:

90% Occupied Heavy Industrial Investment with Rail & Crane Infrastructure  
Cash-Flowing Manufacturing Campus Offered Below Replacement Cost  
Rare Value-Add Industrial Investment with Embedded Infrastructure  
Functional Heavy Industrial Asset with In-Place Income and Long-Term Upside  
Rail-Served Manufacturing Facility with Specialized Infrastructure and Existing Cash Flow