

FOR SALE

15,000 SF FOOD GRADE MANUFACTURING FACILITY

1683 Sauget Business Blvd., Sauget, IL 62206



REDUCED SALE PRICE: \$1,885,000

BARBERMURPHY

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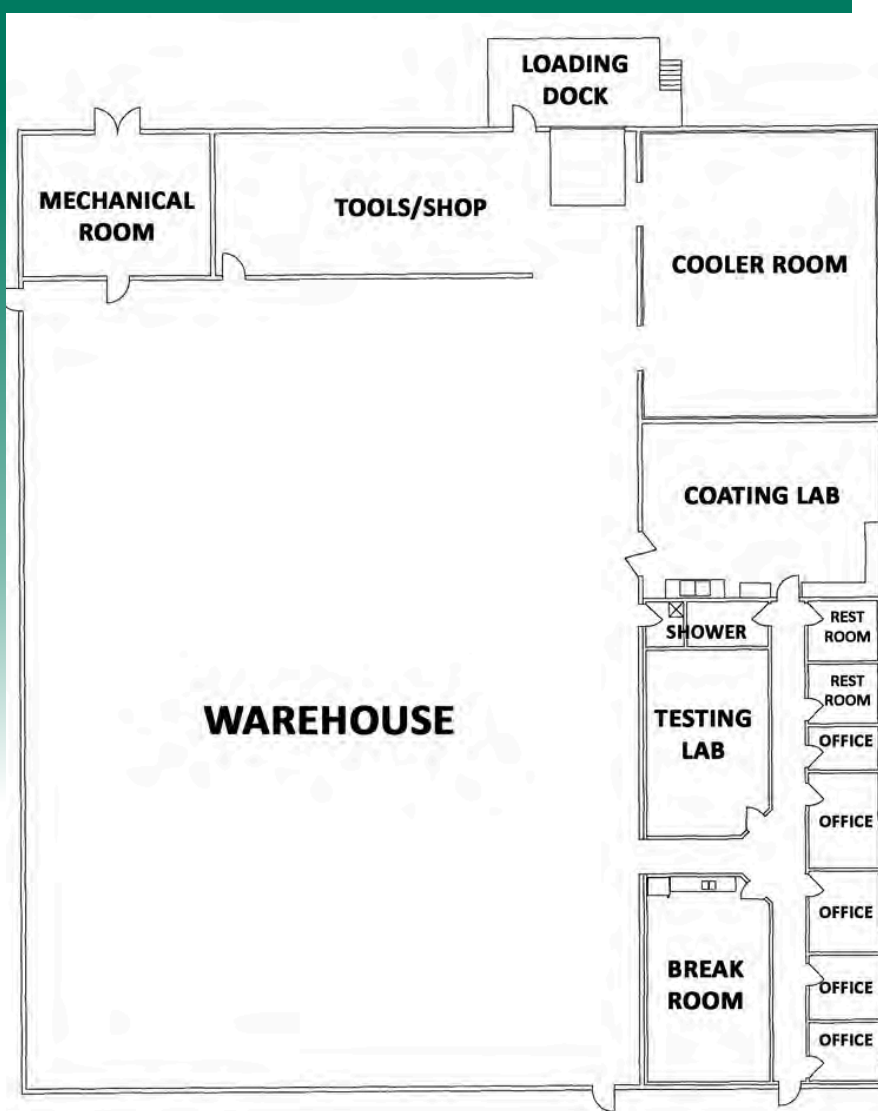
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

FLOOR PLAN/IMAGES

1683 Sauget Business Blvd., Sauget, IL 62206



*Not to scale



Sauget Business Park

- Food grade manufacturing plant
- Light industrial warehouse
- 250 gallon hot water heater and piping for process water
- Trane HVAC system in building to control temperature and humidity
- 480V, 3 Ph, 4600 amps electrical service
- Both Men's & Women's Restroom
- 1,292 SF cooler space
- 1,352 of office space
- Showers
- Floor drains
- Testing Lab

PROPERTY HIGHLIGHTS



5
Offices



Fluorescent
Lighting



Rehab Year
2022



Showers



Restrooms

AREA MAP

1683 Sauget Business Blvd., Sauget, IL 62206



LOCATION OVERVIEW

Excellent Interstate and Airport access. Located a mile away from I-255, the Saint Louis Downtown Airport, and just a few miles to Downtown St. Louis, Missouri.

WAREHOUSE



Work Envelope

HIGHLIGHTS

(1) 12'x12' Overhead door to access exterior loading dock, w/ dock leveler

PROPERTY PHOTOS

1683 Sauget Business Blvd., Sauget, IL 62206

WAREHOUSE PHOTO



EXTERIOR DOCK ENTRANCE



INTERIOR LUNCH/OFFICE



REFRIGERATION ROOM



INDUSTRIAL PROPERTY SUMMARY

#2875

1683 Sauget Business Blvd., Sauget, IL 62206

SALE INFORMATION:

For Sale: YES
Sale Price: \$1,885,000
Sale Price/SF: \$125.67

SQUARE FOOT INFO:

Building Total: 15,000 SF
Total Available: 15,000 SF
Direct Lease: 15,000 SF
Sublease: 0 SF
Office: 1,352 SF
Warehouse: 13,648 SF
Min Divisible: 15,000 SF
Max Divisible: 15,000 SF

LAND MEASUREMENTS:

Acres: 4.22 AC
Frontage: 390 FT
Depth: 475 FT

PARKING:

Type: Exposed
Spaces: 11
Surface Type: Asphalt

PROPERTY INFORMATION:

Parcel No: 01-26-0-402-009
County: St. Clair
Zoning: Light Industrial
Industrial Park: Sauget Business Park
Prior Use: Food Processing
TIF: YES
Enterprise Zone: YES
Foreign Trade Zone: NO
Survey: NO
Environmental: NO
Archaeological: NO
Property Tax: \$17,471.60
Tax Year: 2022

FACILITY INFORMATION:

Heating/Cooling: Throughout
Insulated: NO
Sprinklers/Type: Wet Pipe System
Skylights: NO
Ventilation: YES
Lighting: Fluorescent
Men's Restroom: YES
Women's Restroom: YES
Shower: YES
Breakroom: YES

STRUCTURAL DATA:

Year Built: 2007
Rehab Year: 2022
Building Class: A
Clearance Height: 20'
Bay Spacing: 40'x60'
Style: Concrete, Tilt-up
Roof Age: 17 Yrs.
Floors: 2
Floor Type: Reinforced Concrete
Floor Drains: YES

ACCESS POINTS:

Truck Dock: (1) 12'X12'
Dock Levelers: YES
Drive-In Doors: NO

INDUSTRIAL PROPERTY SUMMARY

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UTILITY INFORMATION:

Water Provider: Cahokia Commons
Location: On Site
Sewer Provider: American Bottoms
Sanitary District
Location: On Site
Gas Provider: Ameren Illinois
Location: On Site
Electric Provider: Ameren Illinois
Location: On Site
AMPS: 4600
Phase: 3
High Volts: 480
Low Volts: 240

TRANSPORTATION:

Interstate: I-255
Rail: Union Pacific Railroad
Barge: N/A
Airport: St. Louis Downtown Airport



COMMENTS:

Food Grade Manufacturing Plant
250 gallon hot water heater and piping for process water
Trane HVAC system in building to control temperature and humidity
480V, 3 Ph, 4600 amps electrical service
(1) 12 x 12 overhead door to access exterior loading dock, with dock leveler.
1,352 sf of office space



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