

# 25,000-50,000 SF CRANE SERVED MANUFACTURING/WAREHOUSE SPACE

2701 Converse Ave., East St. Louis, IL 62207



## INDUSTRIAL SPACE FOR LEASE

### BARBERMURPHY

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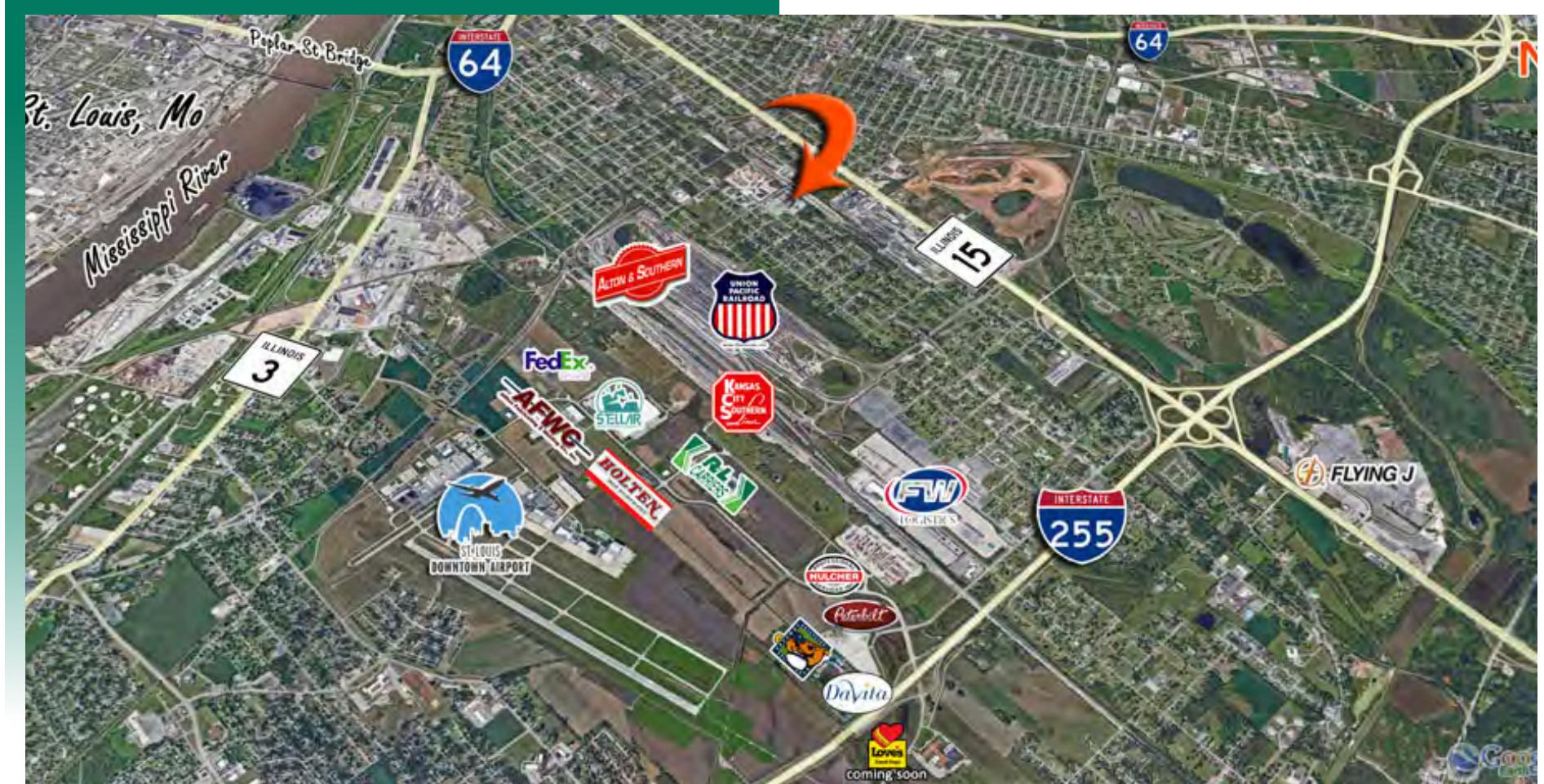
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

# AREA MAP

2701 Converse Ave., East St. Louis, IL 62207

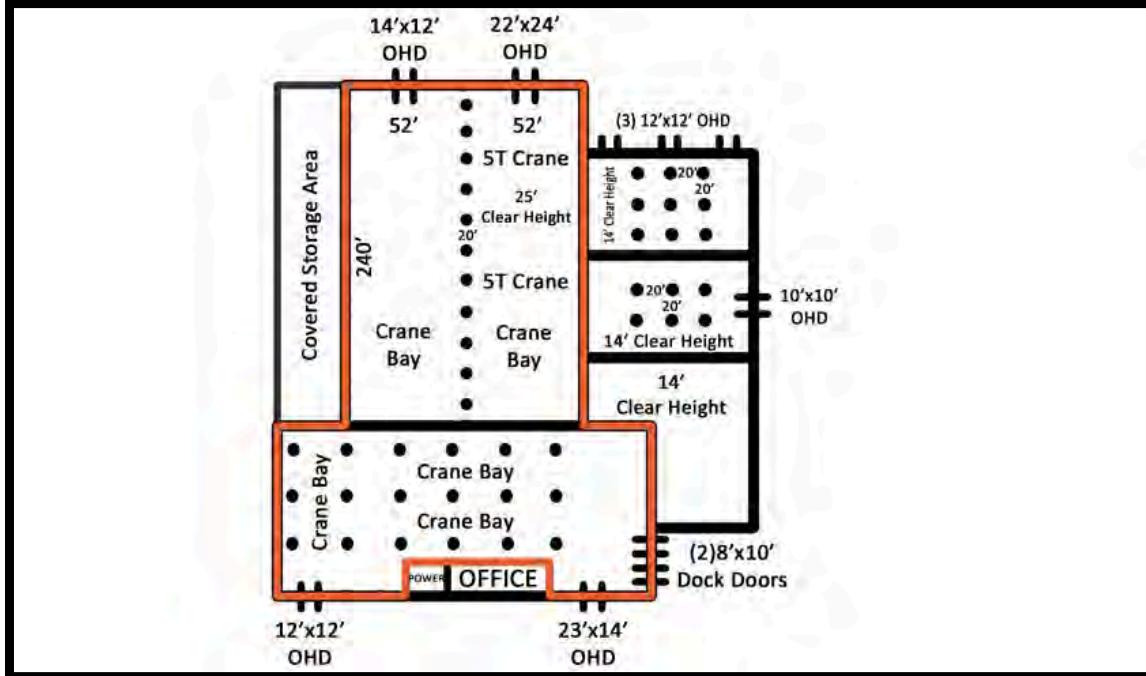


## LOCATION OVERVIEW

Located less than 1/2 mile off IL Route 15. Situated in the Industrial area of East St. Louis. Convenient Interstate access - I-64 (2.5 miles) and I-255 (2 miles).

# FLOOR PLAN

2701 Converse Ave., East St. Louis, IL 62207



# INDUSTRIAL PROPERTY SUMMARY

2701 CONVERSE AVENUE

**LISTING #** 2852

## LOCATION DETAILS:

Parcel #: 02-30.0-110-057;058, 02-30.0-111-073,  
02-30.0-201-024,  
02-30.0-202-030;031;032;033;034

County: IL - St. Clair

Zoning: Industrial - East St Louis

## PROPERTY OVERVIEW:

Building SF: 90,000  
Usable Sqft: 50,000  
Warehouse SF: 48,000  
Office SF: 2,000  
Min Divisible SF: 25,000  
Max Contig SF: 50,000  
Lot Size: 12.0 Acres  
Frontage: 500  
Depth: 875  
Parking Spaces: 100  
Parking Surface Type: Rock  
Archeological: No  
Environmental: No  
Survey: No

## STRUCTURAL DATA:

Year Built: 1950  
Renovated: 2016  
Clear Ht Min: 14  
Clear Ht Max: 25  
Bay Spacing: Varies  
Construction Type: Steel Frame, Metal  
Roof: Metal  
Floor Type: Reinforced Concrete  
Floor Thickness: 6"

## FACILITY INFORMATION:

Heat: Office  
AC: Office  
Lighting: LED  
Sprinklers: No  
Insulated: No  
Ventilation: Yes  
Compressed Air: Yes  
Restrooms Men: Yes  
Restrooms Womens: Yes  
Showers: No  
Floor Drains: Yes

## LOADING & DOORS:

# of Dock Doors: 2  
Dock Door Size: 8'x10'  
Dock Levelers: No  
# Drive In Doors: 10  
Drive In Door Size: 12'x22'

## TRANSPORTATION:

Interstate Access: 2.7 Miles to I-255  
Airport Access: 4 Miles to Downtown St. Louis Airport  
Rail Access: No

# INDUSTRIAL PROPERTY SUMMARY PG 2

2701 CONVERSE AVENUE

## UTILITY INFO:

Water Provider:	Illinois American Water
Water Location:	On Site
Sewer Provider:	Metro-East Sanitary
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:	1000
Phase:	3

## TAX INCENTIVE ZONES:

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

## FINANCIAL INFORMATION:

Taxes:	\$10,695.00
Tax Year:	2022



## SALE/LEASE INFORMATION:

Lease Rate:	\$2.50/SF
Lease Type:	NNN

## PROPERTY DESCRIPTION:

25,000- 50,000 SF Heavy Manufacturing Space Available for Lease with Multiple (5) Ton Cranes with Various Crane Bays. Space has Multiple Access Points with (2)8'x10' Dock Doors and Multiple Drive-In Doors. Ceiling Height Varies Throughout the Warehouse. Additional Available Acreage for Outdoor Storage/Drop Lot.