

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
1173 Fortune Blvd., Shiloh, IL 62269
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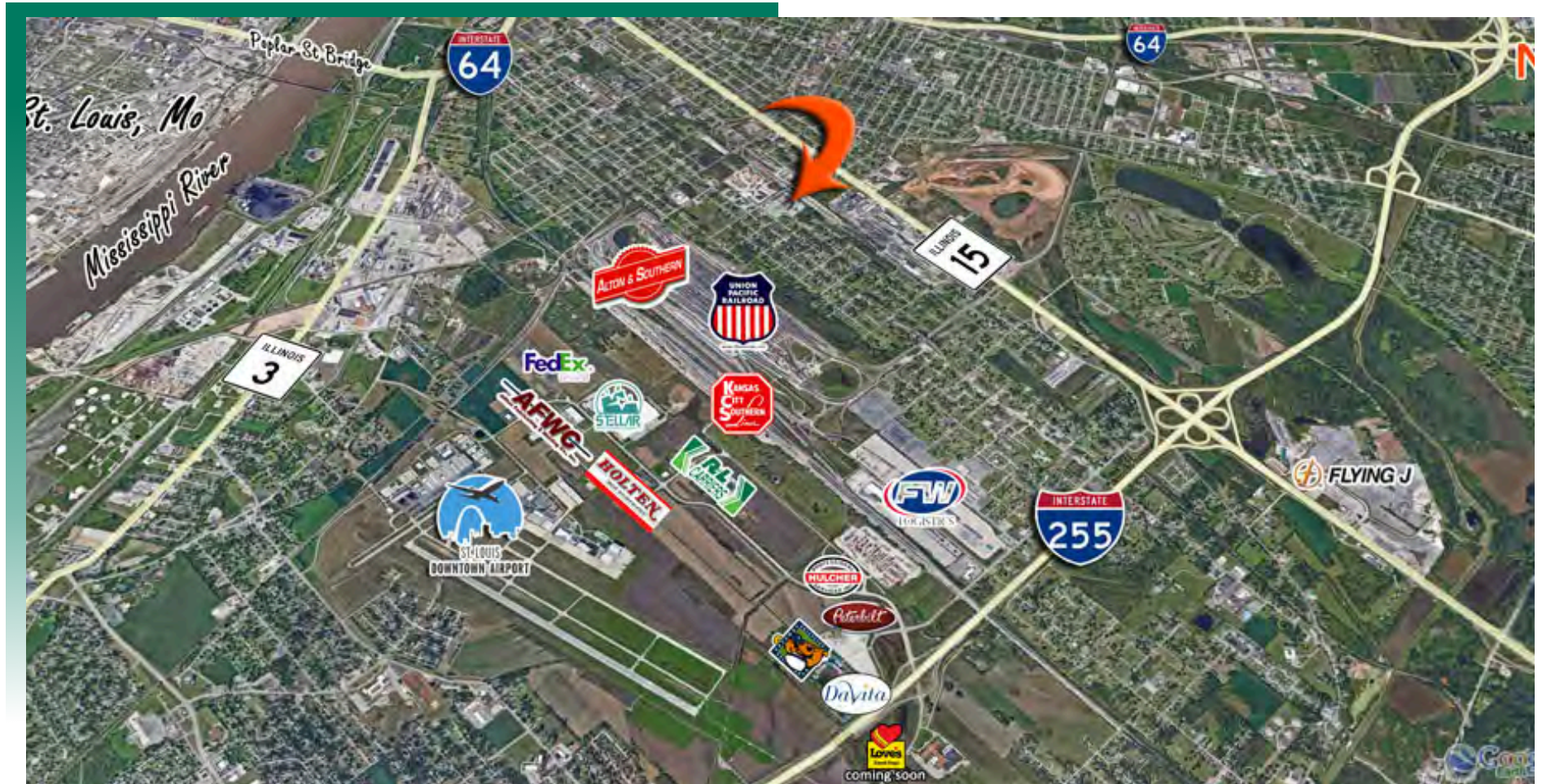
coleh@barbermurphy.com



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

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

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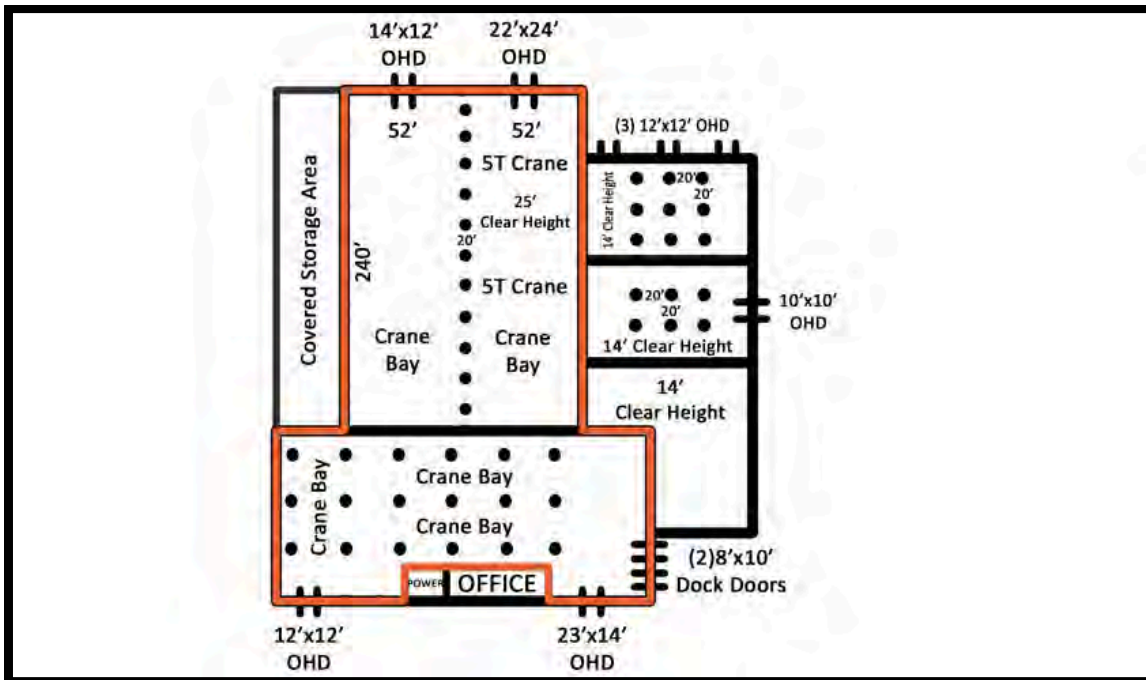
(3) 5-Ton Cranes



Paint Booth



Paint Booth



- 25,000- 50,000 SF for Lease
- (3) 5 Ton cranes with 20' under hook
- 2 large paint booths
- Multiple drive-in doors - up to 20' tall
- Heavy power - 3 Phase/1,000 AMPS/480V

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'

TRANSPORATION:

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



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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.