



2.5 Acre Fenced Lay Down Yard

Building 1

Building 2



Building 2  
13,550 SF

Building 1  
13,000 SF

# 26,550 SF INDUSTRIAL WAREHOUSE WITH OFFICE SPACE & 2.5-ACRE FENCED LAY DOWN YARD

6469 State Route 3, Waterloo, IL 62298

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

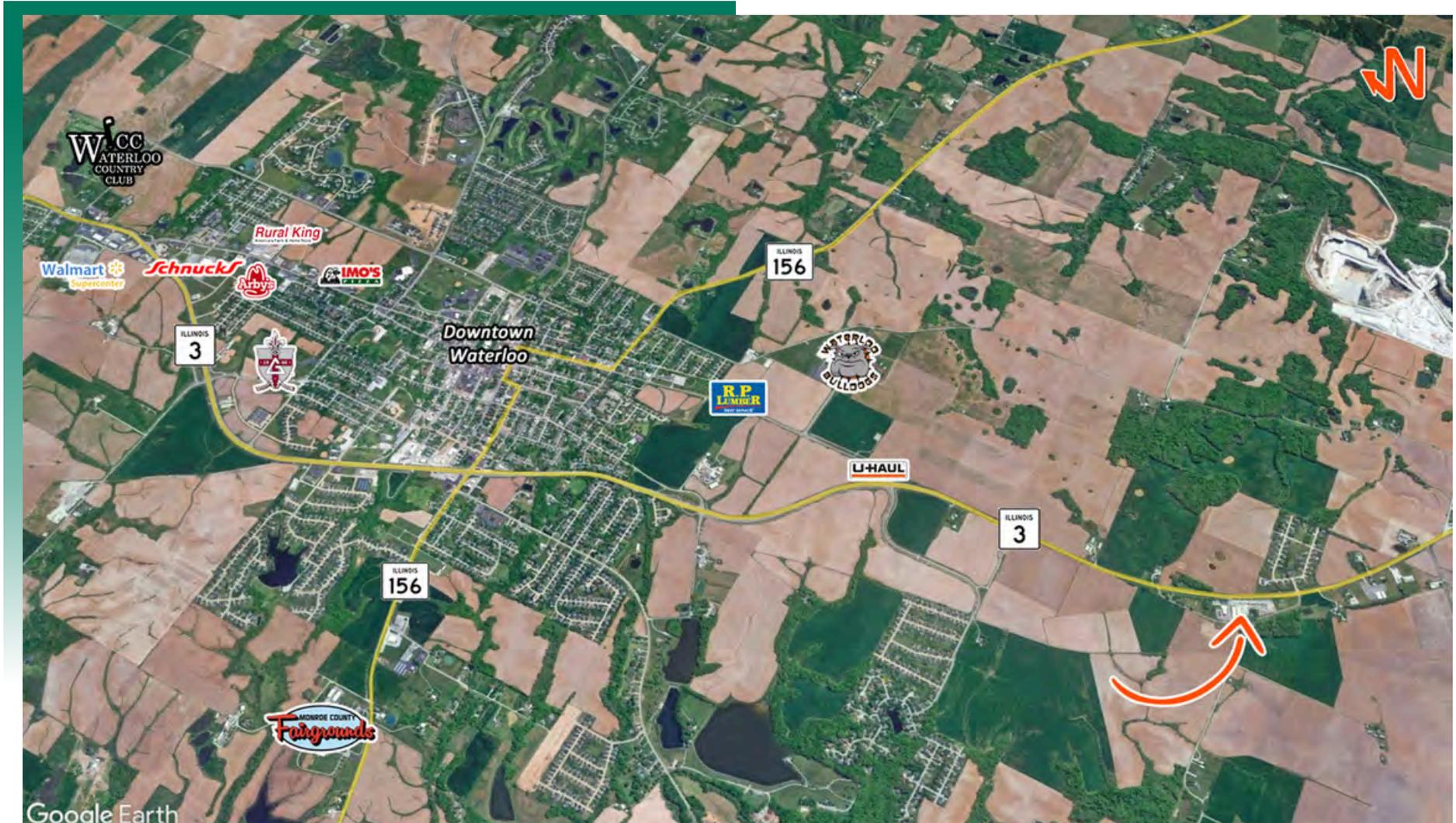
**Katie Bush**  
Broker Associate  
Office: (618) 277-4400 (Ext. 27)  
Cell: (701) 213-3301  
katieb@barbermurphy.com

**Joe Hardin**  
Broker Associate  
Office: (618) 277-4400 (Ext. 16)  
Cell: (618) 660-8759  
joeh@barbermurphy.com



# AREA MAP

6469 State Route 3, Waterloo, IL 62298

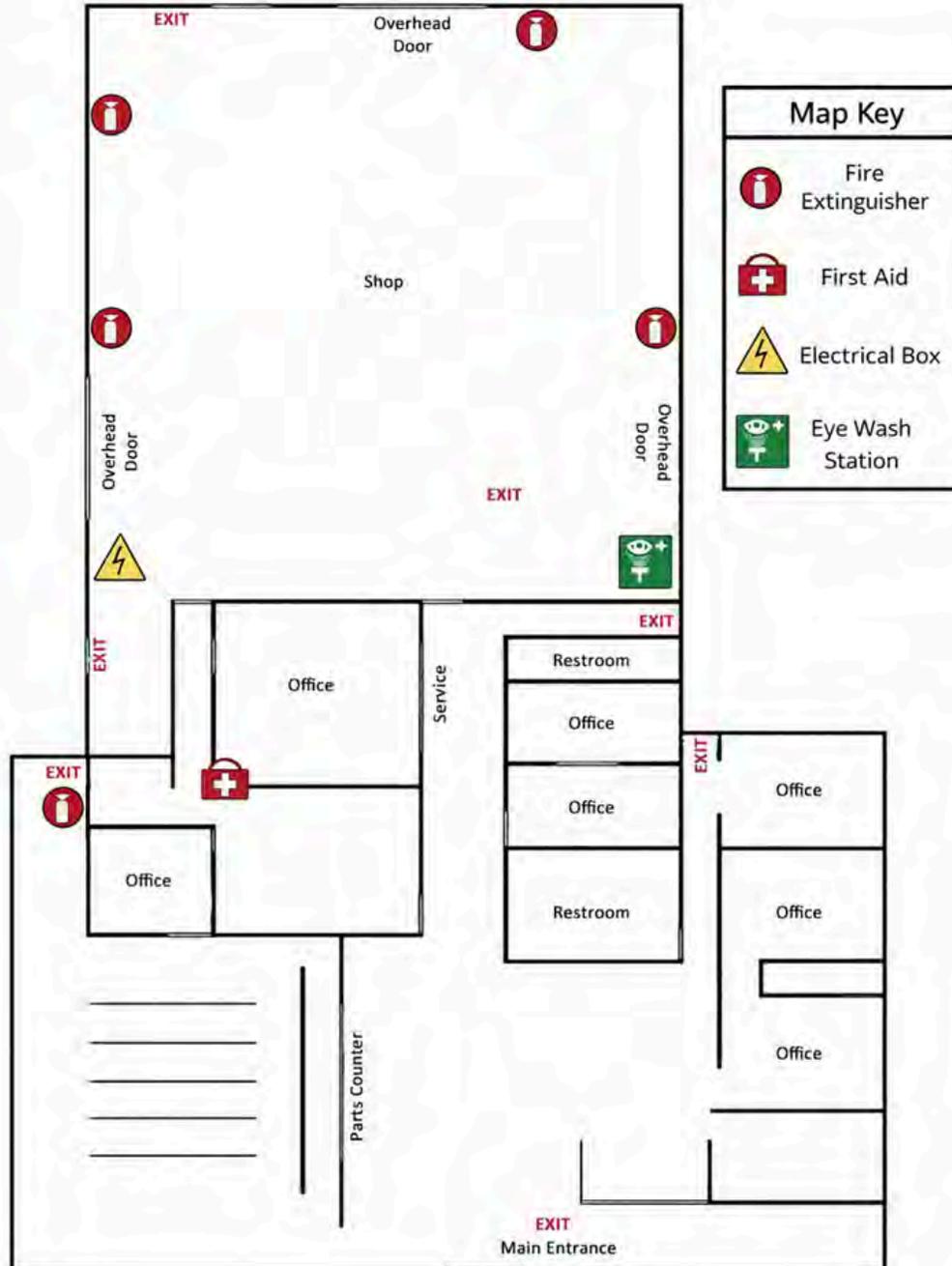


## LOCATION OVERVIEW

Located at 6469 State Route 3 in Waterloo, Monroe County, Illinois, this industrial facility provides direct access to major transportation corridors including Interstate 255, Interstate 64, and Highway 3. The property is positioned in the Metro East market with proximity to St. Louis, Columbia, Red Bud and Millstadt. High visibility location on State Route 3 with strong traffic counts serves distribution, logistics, manufacturing, and industrial operations throughout Monroe County and the greater St. Louis metropolitan area.

# FLOOR PLAN - BUILDING 1

6469 State Route 3, Waterloo, IL 62298



\*Not to scale

# PROPERTY PHOTOS & INFORMATION - BUILDING 1

6469 State Route 3, Waterloo, IL 62298

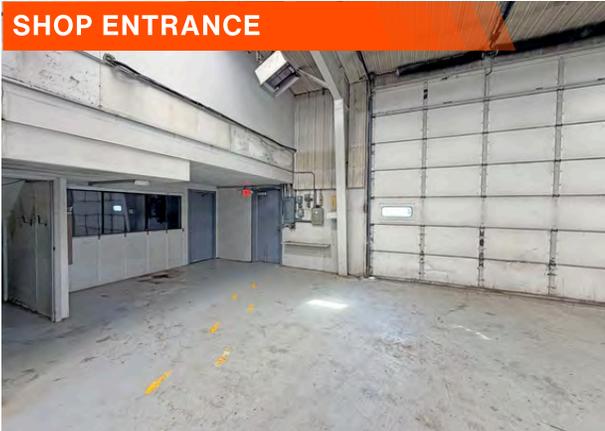
SHOP AREA



SHOWROOM



SHOP ENTRANCE



OFFICE



MEZZANINE STORAGE



SHOP STORAGE



7,112 SF WAREHOUSE & 5,888 SF OFFICE

1st floor - 4,888 SF of office/retail space with part storage

2nd floor - 1,000 SF office and storage

Warehouse - clear span

(4) drive-in doors: (2) 14' x 16', (1) 14' x 20', and (1) 10' x 8'

**LEASE RATE: \$10.00/SF, GROSS**

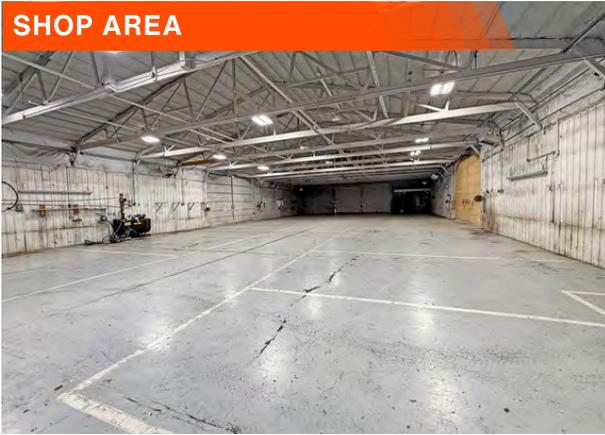
MEZZANINE BREAK ROOM



# PROPERTY PHOTOS & INFORMATION - BUILDING 2

6469 State Route 3, Waterloo, IL 62298

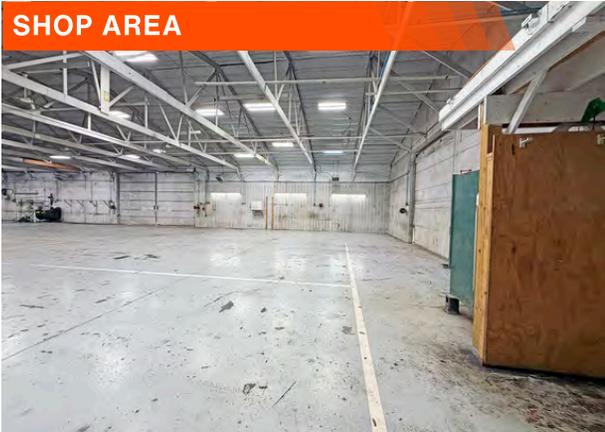
SHOP AREA



SIDE ENTRANCE



SHOP AREA



MEZZANINE



OFFICE



SHOP AREA



11,050 SF WAREHOUSE & 2,500 SF OFFICE

(6) drive-in doors: (4) 16' x 30' top-hung sliding doors, (1) 14' x 16' door, and (1) 10' x 12' door.

30-foot door width accommodates oversized equipment and wide loads

LEASE RATE: \$10.00/SF, GROSS

OFFICE



# INDUSTRIAL PROPERTY SUMMARY

6469 STATE ROUTE 3

**LISTING #** 3218

## LOCATION DETAILS:

**Parcel #:** 11-07-100-007-00 & 11-06-300-008-000  
**County:** IL - Monroe  
**Zoning:** MI-1

## PROPERTY OVERVIEW:

**Building SF:** 26,550  
**Vacant SF:** 26,550  
**Office SF:** 8,388  
**Warehouse SF:** 18,112  
**Min Divisible SF:** 13,000  
**Max Contig SF:** 26,550  
**Lot Size:** 2.5 Acres  
**Frontage:** +/- 900  
**Depth:** +/- 350  
**Parking Spaces:** 50  
**Parking Surface Type:** Asphalt  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## STRUCTURAL DATA:

**Year Built:** 1975  
**Renovated:** 1997  
**Clear Ht Min:** 9  
**Clear Ht Max:** 16  
**Bay Spacing:** Clear Span  
**Construction Type:** Steel, Wood Frame  
**Roof:** Metal  
**Floor Type:** Reinforced Concrete  
**Floor Thickness:** 6"-8"

## FACILITY INFORMATION:

**Heat:** Oil Burner Heat and Propane Heat in Offices  
**AC:** Offices only  
**Lighting:** Fluorescent, LED  
**Sprinklers:** None  
**Insulated:** Yes  
**Ventilation:** No  
**Compressed Air:** Yes  
**Restrooms Men:** Yes  
**Restrooms Womens:** Yes  
**Showers:** No  
**Floor Drains:** No

## LOADING & DOORS:

**# Drive In Doors:** 10  
**Drive In Door Size:** (3)14' x 16', (1) 14' x 20', (1) 10' x 8', (4) 16' x 30' and (1) 10' x 12'

## TRANSPORATION:

**Interstate Access:** 15 Miles to I-255 via Route 3  
**Airport Access:** St. Louis Lambert International



COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Boulevard Shiloh, IL 62269  
618-277-4400 BARBERMURPHY.COM

**KATIE BUSH**

Broker Associate  
O: (618) 277-4400  
C: (701) 213-3301  
katieb@barbermurphy.com

**JOE HARDIN**

Broker Associate  
O: (618) 277-4400  
C: (618) 660-8759  
joeh@barbermurphy.com

# INDUSTRIAL PROPERTY SUMMARY PG 2

6469 STATE ROUTE 3

## UTILITY INFO:

Water Provider:	Fountain Water
Water Location:	On Site
Sewer Provider:	Septic
Sewer Location:	On Site
Electric Provider:	Monroe County Electric
Electric Location:	On Site
Voltage Low:	120
Voltage High:	240
Phase:	3

## TAX INCENTIVE ZONES:

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

## FINANCIAL INFORMATION:

Taxes:	\$5,993.62
Tax Year:	2024



## SALE/LEASE INFORMATION:

Lease Rate:	\$10.00/SF
Lease Type:	Gross

## PROPERTY DESCRIPTION

26,550 SF Industrial Warehouse with Office Space | 2.5-Acre Fenced Lay Down Yard - Will Subdivide

26,550 SF of combined warehouse and office space across two buildings with 2.5-acre fenced lay down yard available for lease. Property includes 8,388 SF of office space and 19,162 SF of warehouse space with multiple drive-in door configurations. Fenced outdoor storage area suitable for equipment parking, material staging, and outdoor operations. Lay down yard can be subdivided between buildings. Steel and wood frame construction with drive-in doors ranging from 10' to 30' wide. Space available for lease as a whole or individually by building. 3 Phase available.