

# FOR LEASE

1410-1420 Discovery  
Pkwy.,  
Alton, IL 62002



**WAREHOUSE SPACE AVAILABLE - FINISH TO SUIT**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
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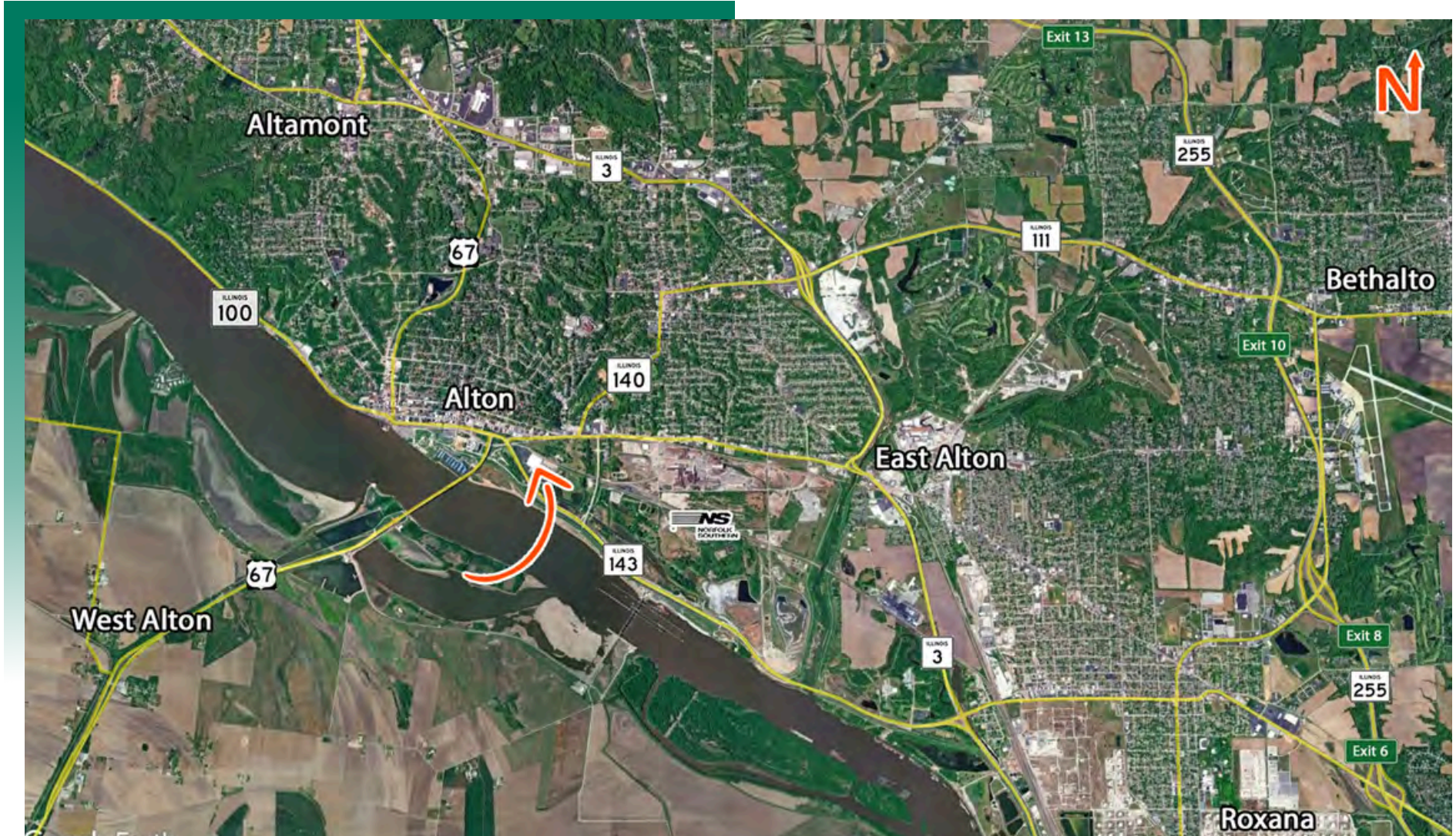
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

## AREA MAP

1410 - 1420 Discovery Pkwy., Alton, IL 62002



### LOCATION OVERVIEW

Located below the Lewis & Clark bridge at the intersection of Route 143 and 140 in Alton, IL adjacent to the Norfolk Southern Rail Line. Strategically located in Alton's Discovery Parkway corridor, this warehouse offers unmatched access to St. Louis logistics, a strong local workforce, and a professional campus setting — positioning your business for growth and visibility



## PROPERTY INFORMATION

Suites will be delivered in code compliant condition prior to moving in for fire suppression, utility access & emergency egress.

Contact broker for tenant improvement allowances.

**Lease Rate:**  
**\$4.50/SF, NNN**

## PROPERTY HIGHLIGHTS



(1) DRIVE-IN  
DOOR  
12' X 14'



(3) DOCK  
DOORS  
9' X 10'



NORFOLK  
SOUTHERN  
RR ACCESS



120-480  
VOLTS



3 PHASE  
POWER  
800 AMPS

# PROPERTY PHOTOS - WAREHOUSE

1410 - 1420 Discovery Pkwy., Alton, IL 62002



# INDUSTRIAL PROPERTY SUMMARY

1410-1420 DISCOVERY PKWY

**LISTING #** 2566

## LOCATION DETAILS:

**Parcel #:** 23-2-07-13-00-000-007  
**County:** Illinois - Madison  
**Zoning:** Industrial - City of Alton

## PROPERTY OVERVIEW:

**Building SF:** 450,400  
**Vacant SF:** 126,545  
**Usable Sqft:** 126,545  
**Warehouse SF:** 126,545  
**Min Divisible SF:** 54,419  
**Max Contig SF:** 126,545  
**Lot Size:** +/- 80.0 Acres  
**Frontage:** Varies  
**Depth:** Varies  
**Parking Spaces:** 260  
**Parking Surface Type:** Asphalt  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## STRUCTURAL DATA:

**Year Built:** 1994  
**Renovated:** 2001  
**Clear Ht Min:** 22  
**Clear Ht Max:** 25  
**Bay Spacing:** 38' x 25'  
**Construction Type:** Metal  
**Roof:** Flat  
**Floor Type:** Concrete  
**Floor Thickness CRM 2:** 8

## FACILITY INFORMATION:

**Heat:** Warehouse  
**AC:** None  
**Lighting:** LED  
**Sprinklers:** Yes  
**Insulated:** Yes  
**Ventilation:** No  
**Compressed Air:** No  
**Restrooms Men:** Yes  
**Restrooms Womens:** Yes  
**Showers:** No  
**Floor Drains:** No

## LOADING & DOORS:

**Dock Doors:** 9' x 10'  
**# of Dock Doors:** 3  
**Dock Levelers:** 3  
**Dock Leveler Capacity:** TBD  
**# Drive In Doors:** 1  
**Drive In Door Size:** 12' x 14'

## TRANSPORATION:

**Interstate Access:** 10 Miles to I-270, 7 Miles to I-255  
**Airport Access:** 6.62 Miles to St. Louis Regional Airport  
**Rail Access:** Adjacent  
**Rail Line:** Norfolk Southern  
**Rail Status:** No Spur



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**WAYNE BARBER**

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## INDUSTRIAL PROPERTY SUMMARY PG 2

1410-1420 DISCOVERY PKWY

### UTILITY INFO:

Water Provider:	Illinois American Water
Water Location:	On Site
Sewer Provider:	City of Alton
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:	800+
Phase:	3

### TAX INCENTIVE ZONES:

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



### SALE/LEASE INFORMATION:

Lease Rate:	\$4.50
Lease Type:	NNN
NNN Expenses:	\$1.20 (Estimated)

### PROPERTY DESCRIPTION:

Warehouse space available Finish to Suit. Suites will be delivered in code compliant condition prior to moving in for fire suppression, utility access & emergency egress. Contact broker for tenant improvement allowances.