

FOR SALE

**9405 Airport Blvd.,
Mascoutah, IL 62258**



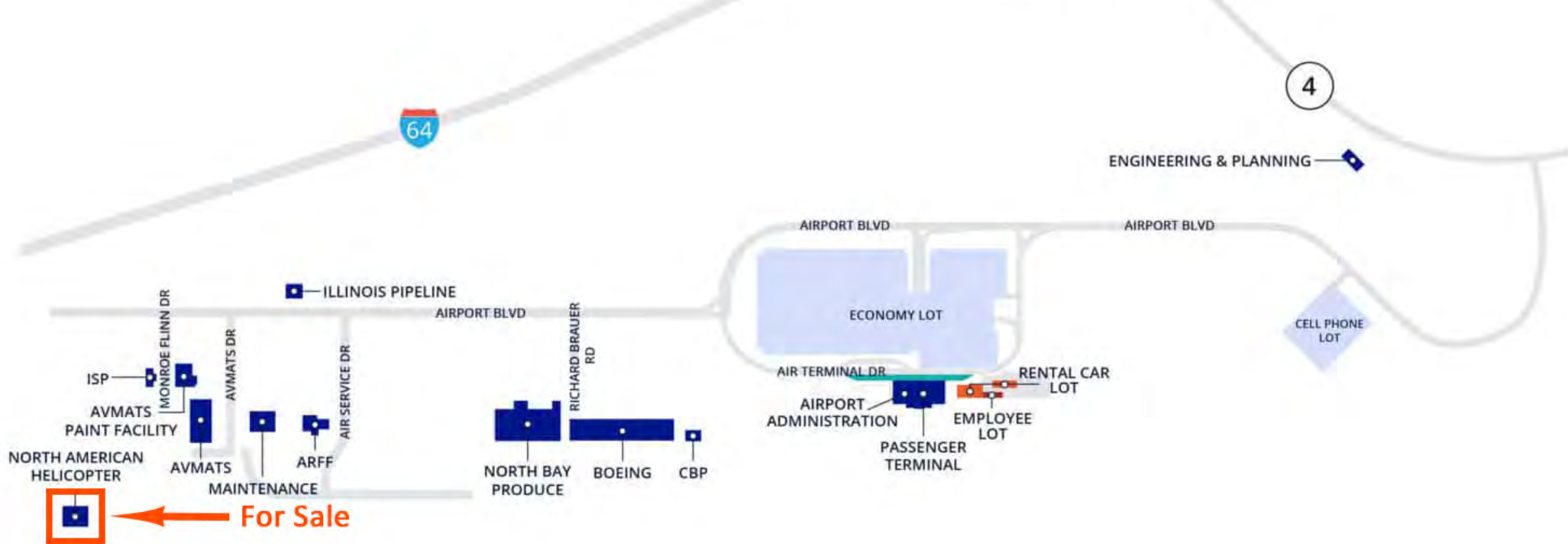
20,400 SF HANGAR/OFFICE AT MIDAMERICA AIRPORT

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

Collin Fischer - CCIM, SIOR
Designated Managing Broker
Office: (618) 277-4400 (Ext. 20)
Cell: (618) 420-2376
collinf@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.



EXTERIOR FRONT/SIDE



EXTERIOR FRONT/SIDE



EXTERIOR HANGAR ENTRANCE



PROPERTY HIGHLIGHTS



3,600 SF
OFFICE
SPACE



16,800 SF
WAREHOUSE



92' X 19'
HANGAR
DOOR



23' CLEAR
HEIGHT IN
HANGAR



3 PHASE
POWER



11,000 LBS
CHAIN HOIST



FLOOR
DRAINS

AREA MAP

9405 Airport Blvd., Mascoutah, IL 62258



LOCATION OVERVIEW

30 minutes from St Louis on I-64/40 at Exit 23 (IL-4)

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PROPERTY PHOTOS

9405 Airport Blvd., Mascoutah, IL 62258

OPEN OFFICE/KITCHENETTE/LOBBY



KITCHENETTE



CONFERENCE ROOM



OFFICE VIEW OF HANGAR



HANGAR PROPERTY SUMMARY

9405 AIRPORT BLVD

LISTING # 3201

LOCATION DETAILS:

Parcel #: 09-01.0-300-013
County: IL - St. Clair
Zoning: AO-3 Height Restricted Overlay

PROPERTY OVERVIEW:

Building SF: 20,400
Usable Sqft: 20,400
Min Divisible SF: 20,400
Max Contig SF: 20,400
Office SF: 3,600
Lot Size: 1.62 Acres
Frontage: 220
Depth: 315
Parking Spaces: 32
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 2021
Ceilings: 12'- 23'
Construction Type: Metal

UTILITY INFO:

Amps: 825
Phase: 3
Voltage High: 120
Floor Drains: Yes



SALE/LEASE INFORMATION:

***Sale Price:** \$3,575,000
Subject to Land Lease: *\$21,875 Annually

FINANCIAL INFORMATION:

Taxes: \$39,423.66
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 41,900 on I-64

PROPERTY DESCRIPTION:

MidAmerica St. Louis Airport (BLV) is a commercial service airport in St. Clair County (Mascoutah), Illinois located in the St. Louis metro-east submarket, with easy access to five interstate highways via I-64 and is set to benefit from a direct MetroLink extension linking MidAmerica with the broader St. Louis transit system. Major aerospace and aviation firms, including Boeing and other long-term partners, operate at BLV. Positioned within Foreign Trade Zone #31, with on-site U.S. Customs facilities, BLV can easily serve as a base of operations for corporate jets, charter services, MRO operations or other aviation support business. The recent regional investment in aerospace provides strong potential for these ancillary aviation-related enterprises. <https://flymidamerica.com/business/>