

FOR SALE

3672 IL Route 111
Granite City, IL 62040



INVESTMENT OPPORTUNITY - NNN LEASE

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

Steve Zuber - CCIM, SIOR
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com

Ethan Gowin
Broker Associate
Office: (618) 277-4400 (Ext. 14)
Cell: (618) 946-1487
ethang@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.



RECENTLY ACQUIRED BY



Beacon Roof Supply was recently acquired by QXO for \$11 Billion. They are a private equity firm that specializes in helping contractors, distributors, and suppliers streamline operations, improve efficiency, and grow their businesses with confidence. QXO is the largest publicly traded distributor of roofing, waterproofing, and complementary building products in the United States.

High-Quality Tenant: Beacon Roof Supply is headquartered in Herndon, Virginia. Beacon is the largest publicly traded distributor of roofing, waterproofing and related exterior products in the United States and Canada. They are among the oldest and most established distributors in the industry. Beacon is a leading provider of commercial and residential roofing, siding, windows, decking, insulation, specialty lumber, waterproofing, and air barrier systems to the North American building industry. They have supported contractors who rely on them to help them save time and build more for nearly 100 years. Their team of more than 8,000 employees throughout North America works to ensure contractors have immediate, local access to the building supplies and roofing products they need, exactly when they need them. Through strategic investments in new technology and an ever-expanding network of locations throughout the United States and Canada, we help contractors save time, manage work more efficiently, and enhance their businesses.

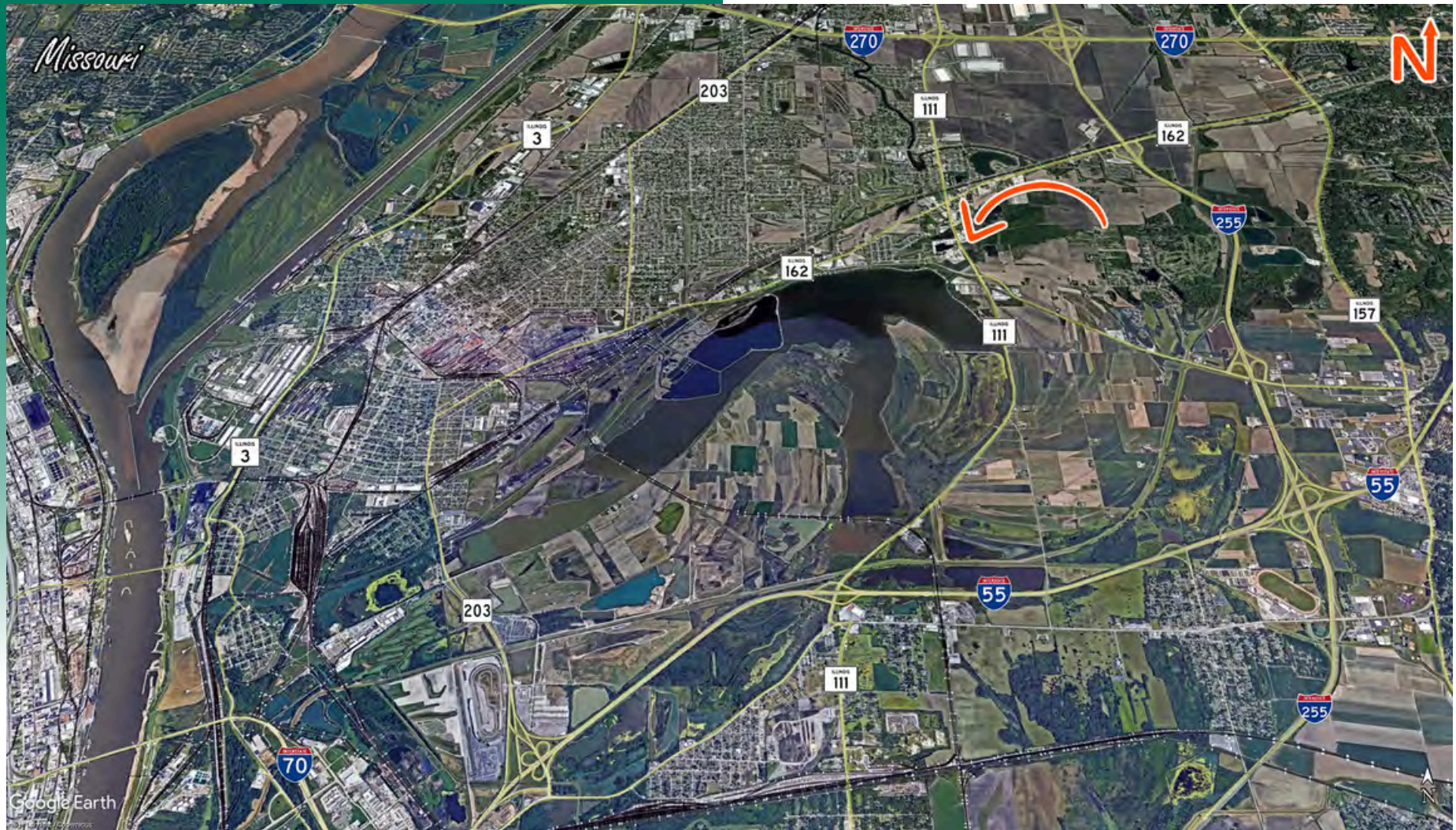
Long-Term Lease: The tenant has 6 years remaining on their lease, with (2) 5 year options, ensuring consistent cash flow for the investor. Renewals are based on market rent at that time.

Annual NOI: \$160,000

Rent Growth: The lease includes 3% annual rent increases, providing a hedge against inflation and increasing the property's value over time

AREA MAP

3672 IL Route 111, Granite City, IL 62040

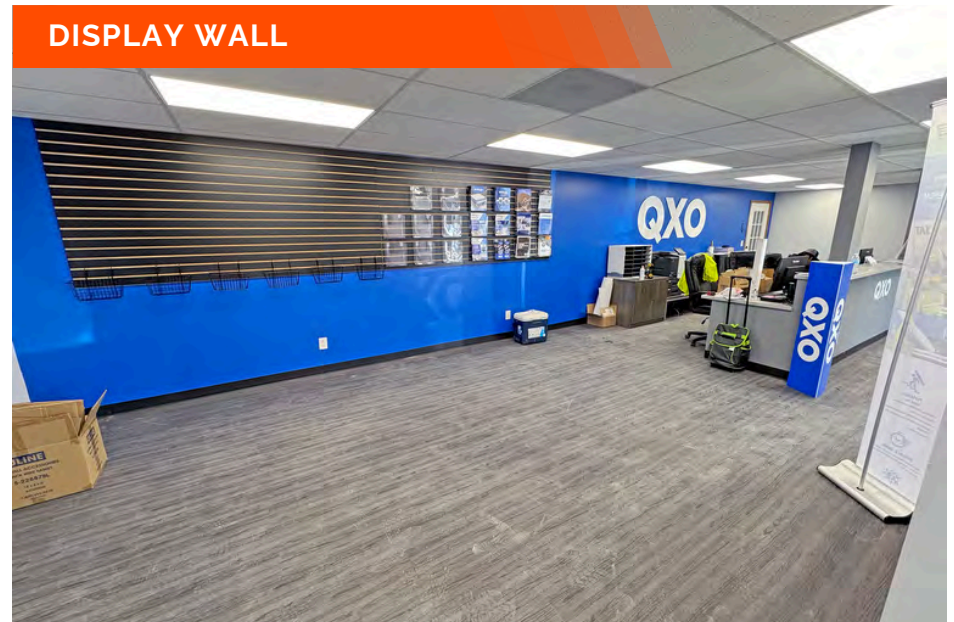
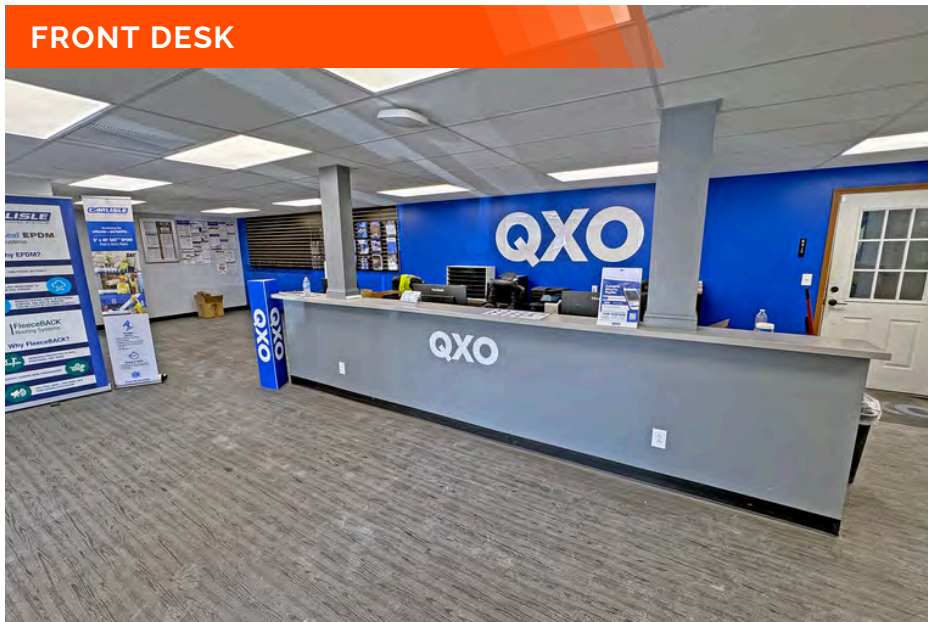


LOCATION OVERVIEW

The property is situated in Granite City, IL along Route 111 with easy access to three major interstates running through IL , 2.5 miles from I-255, 3 miles from I-270 and 5 miles from I-55/70. Located just North is Gateway Tradeport a 600 acre master planned industrial park and also Gateway Commerce Center, the premier 2,300 acre master planned industrial park in the St. Louis Metropolitan region.

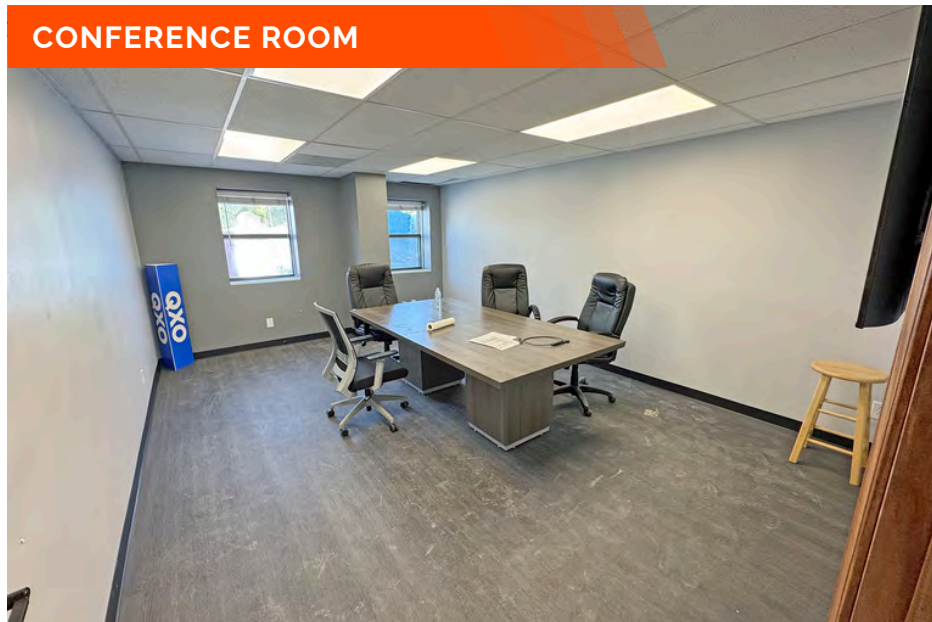
PROPERTY PHOTOS

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WAREHOUSE



EXTERIOR STORAGE



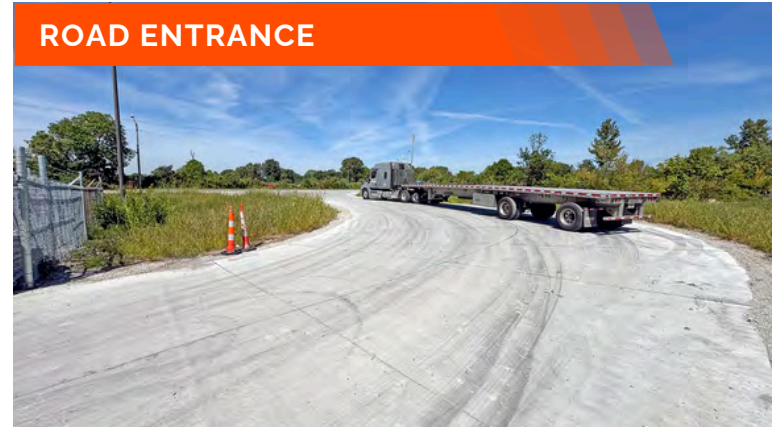
EXTERIOR STORAGE



WAREHOUSE



ROAD ENTRANCE



INDUSTRIAL PROPERTY SUMMARY

3672 ILLINOIS 111

LISTING

2934

LOCATION DETAILS:

Parcel #: 17-1-20-14-00-000-005.001
County: IL - Madison
Zoning: Improved Commercial

PROPERTY OVERVIEW:

Building SF: 20,000
Office SF: 3,000
Warehouse SF: 17,000
Min Divisible SF: 20,000
Max Contig SF: 20,000
Lot Size: 4.85 Acres
Frontage: 698'
Depth: 316'
Parking Spaces: 20
Parking Surface Type: Rock
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1989
Clear Ht Min: 18'
Clear Ht Max: 22'
Bay Spacing: Clear Span
Construction Type: Metal
Roof: Metal
Floor Type: Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

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

LOADING & DOORS:

of Dock Doors: 1
Dock Door Size: 8'x10'
Drive In Doors: 2
Drive In Door Size: 12'x14', 14'x16'

TRANSPORATION:

Interstate Access: I-55 & I-70

INDUSTRIAL PROPERTY SUMMARY PG 2

3672 ILLINOIS 111

UTILITY INFO:

Water Provider:	Illinois American
Water Location:	On-Site
Sewer Provider:	Septic
Sewer Location:	On-Site
Gas Provider:	Ameren
Gas Location:	On-Site
Electric Provider:	Ameren
Electric Location:	On-Site
Voltage Low:	120
Voltage High:	240
Amps:	400
Phase:	3

TAX INCENTIVE ZONES:

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



SALE/LEASE INFORMATION:

Sale Price:	\$2,285,714
Price / SF:	\$114.28
NOI:	\$160,000
CAP Rate:	7 %

Property Description

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Rent Growth: The lease includes 3% annual rent increases, providing a hedge against inflation and increasing the property's value over time.
Absolute NNN Lease: All expenses covered by the tenant. Insurance, taxes, utilities, upkeep



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