

FOR SALE OR LEASE

895 Madison Road
EAST ST. LOUIS, IL 66201



INDUSTRIAL OUTDOOR STORAGE FACILITY

+/-12,167 SF MAINTENANCE FACILITY ON 19 ACRES FENCED & SECURED



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DOWNTOWNSTL

World Wide Technology
RACEWAY

INDUSTRIAL OUTDOOR STORAGE FACILITY

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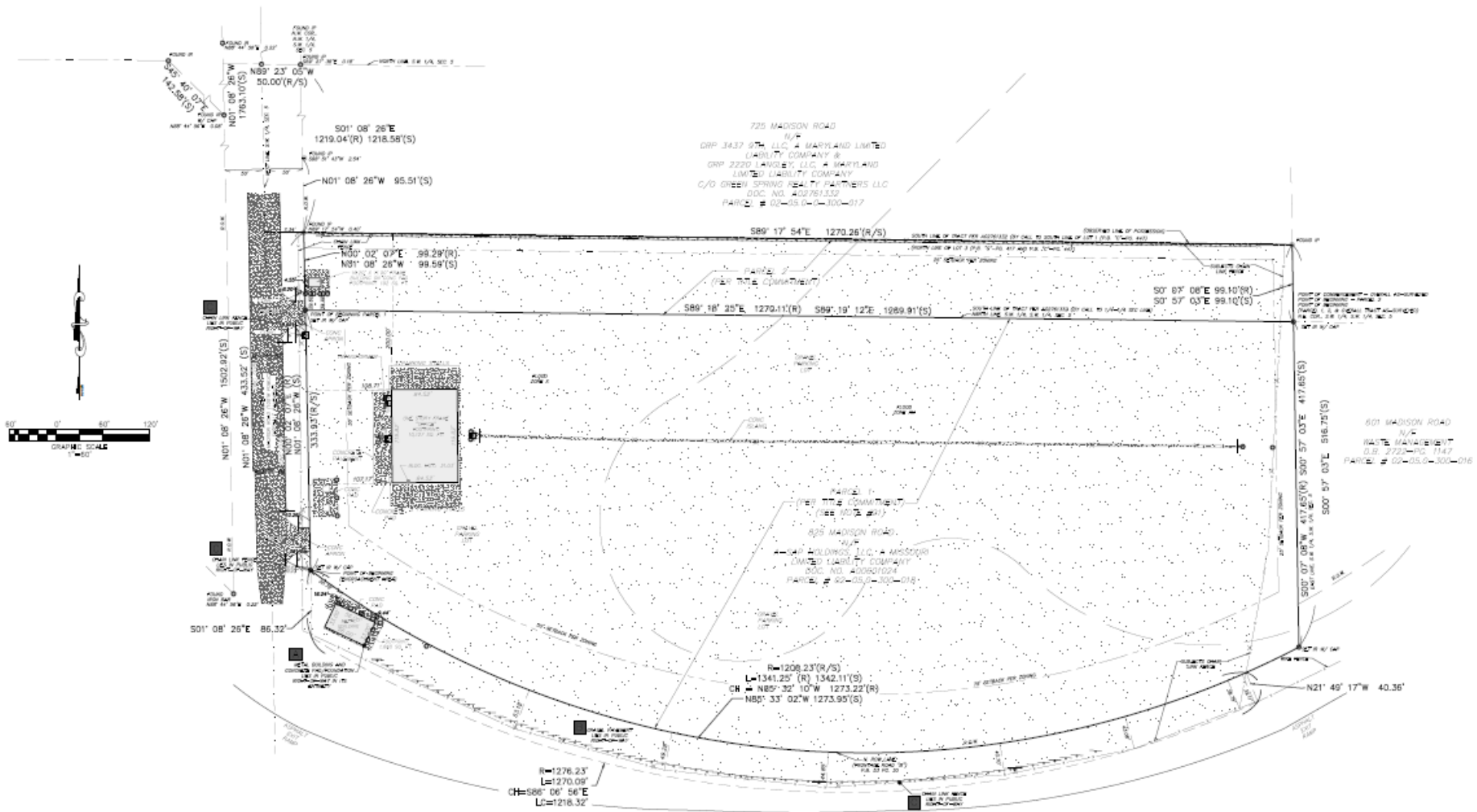
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Number of Buildings:	Three (3)
Square Footage:	<u>Building 1:</u> 10,127 square feet <u>Building 2:</u> 1,848 square feet <u>Building 3:</u> 192 square feet
Loading:	<u>Building 1:</u> Six (6) 16'x14' drive-in doors and two (2) 14'x14' drive-in doors <u>Building 2:</u> Three (3) 12'x14' drive-in doors
Office:	+/-1,000 square feet
Ceiling Height:	20-25'
Amenities:	Floor Drains LED Lighting Air-line & Oil Drops Highway Visibility Concrete Apron Heavy Power



Parcel Size:	+/-19.01 acres
Fence:	Fully fenced with 6' chain link
Gate:	Two (2) automatic sliding gates
Lighting:	Fully lit
Construction:	Compact gravel/asphalt millings
Power:	Electrical hookups throughout site
Sale Price:	\$8,250,000
Lease Rate:	\$3,500/acre per month NNN
NNN Expenses:	\$250/acre per month





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F.A.I. ROUTE 70 (P.B. 55-70, 30)
 (A.K.A. FRONTAGE ROAD B)
 INTERSTATE 55/70 RAMP OFF RAMP
 (SOUTHBOUND OFF RAMP)
 (VARIABLE WIDTH PUBLIC) (ASPHALT PAVEMENT)

NIV5 ALTANSPS LAND TITLE SURVEY
 HEAD FILE
MADISON ROAD
 DATE OF FIELD SURVEY: MARCH 1, 2023
 DATE OF PROJECT FILE: 20230301-01-01
1-(800)-SURVEYS (787-8397)
 TRANSCRIPTION SERVICES
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