

WAREHOUSE



85,000 SF 

Lease rate: \$4.00
per SF, NNN (entire space)
* Will subdivide at negotiated rate

WAREHOUSE FOR LEASE

1333 Schaefer Rd, Granite City, IL 62040

Vega Transport Terminal & Warehouse
NICK S.

 314 - 544 - 2233 x 11

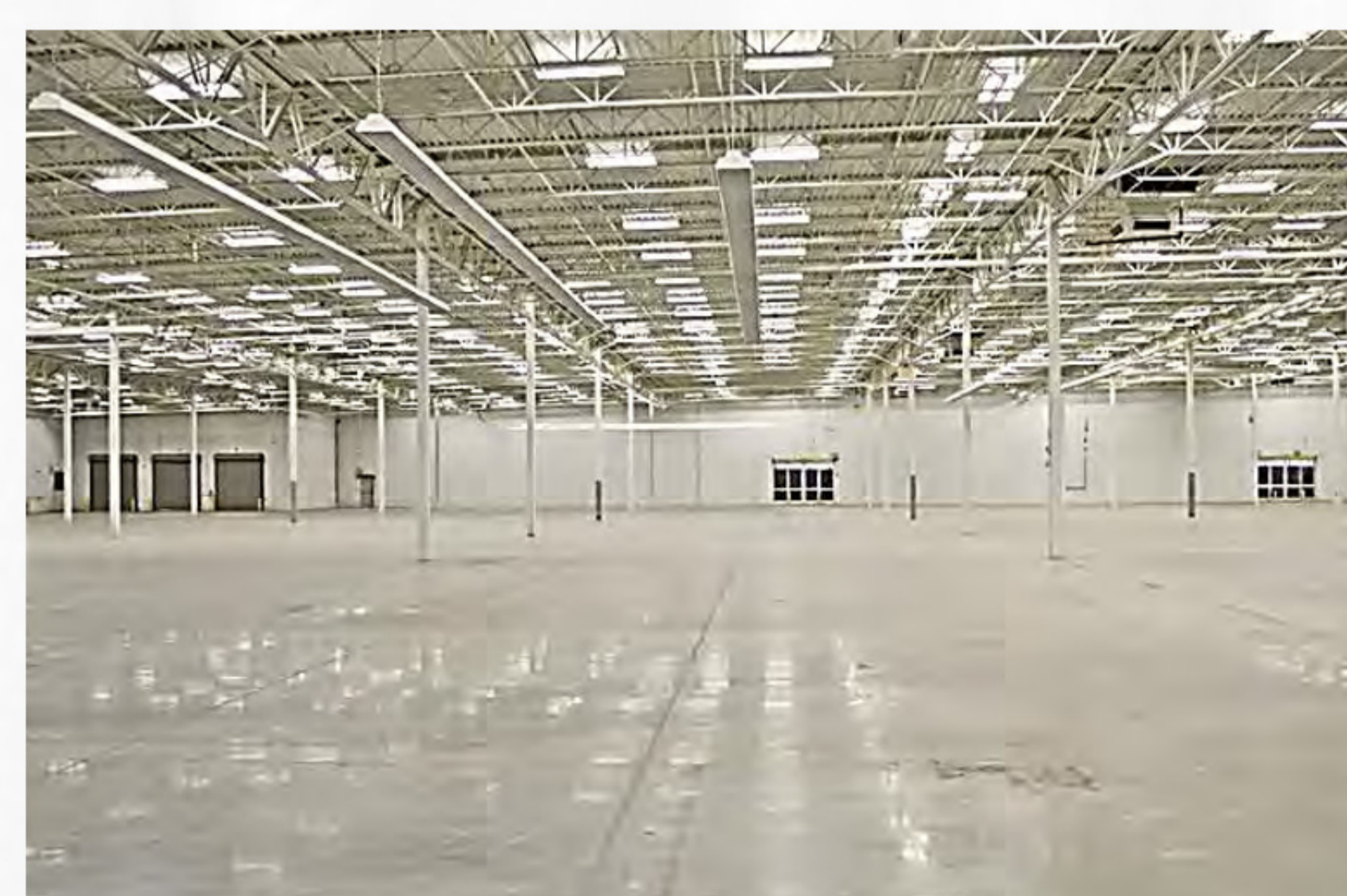
 nick@vegatransport.com





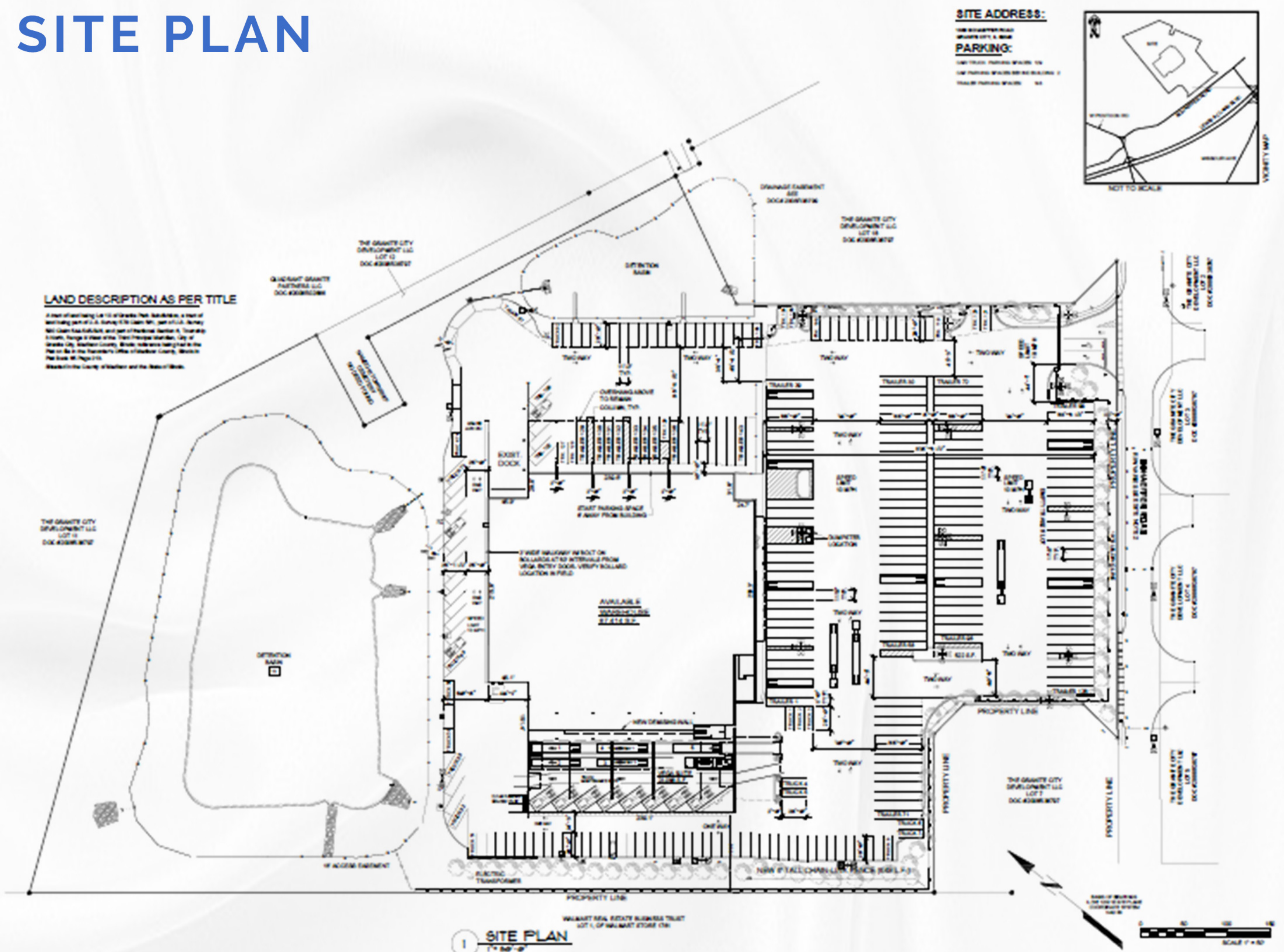
PROPERTY OVERVIEW

Building SF:	111,295 SF
Available SF:	85,000 SF
Office SF:	2,500 SF
Clear Height:	25'
Column Spacing:	Well-lit Clean Space
Car parking:	28
Truck dock:	3, size: 10'x10'
Drive - in doors:	1, size 14'x14'
Lease rate:	4.00 psf
NNN:	1.00 psf
County:	Madison
Zoning:	M-4 Planned Industrial
TIF:	Yes
Enterprise Zone:	Yes
Foreign Trade Zone:	No
Survey:	Yes
Environmental:	No
Archaeological:	No

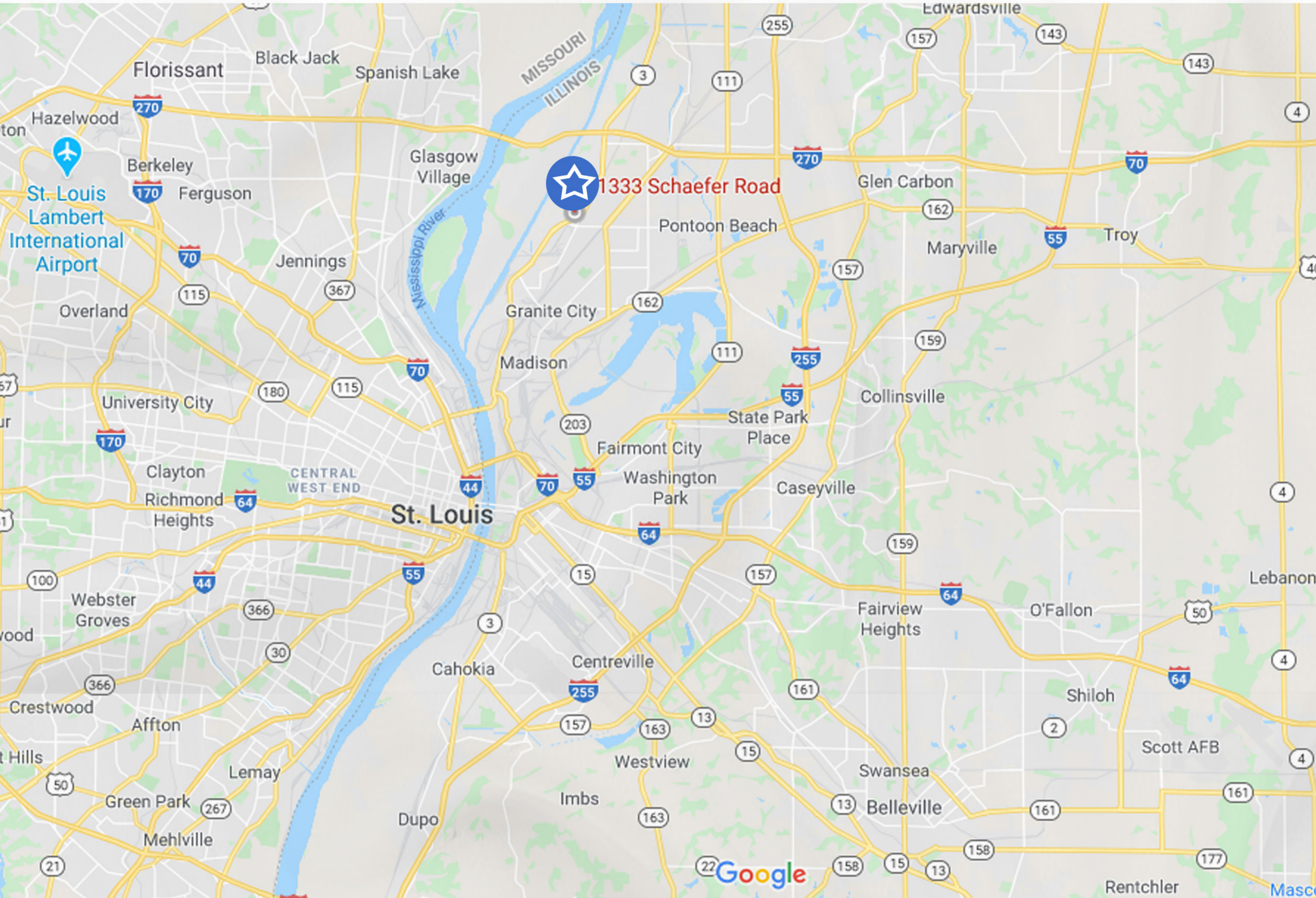


Year Built:	2010
Bay Spacing:	Varies 38' to 50'
Style:	Insulated PreCast
Roof:	Membrane
Exterior:	Insulated PreCast
Floor Type:	Concrete
Floor Thickness:	5"
Floor Drains:	No
Water Provider:	Illionis American Water
Sewer Provider:	Metro East Sanitary
Gas Provider:	Ameren IL
Electric Provider:	Ameren IL
AMPS:	3,000 KVA, 3 Phase, 240 - 480V

SITE PLAN



LOCATION



2 Miles South
of I-270, Exit 3



6 Miles East of
I-255, Exit 26



8 Miles North
of I-70 & I-64



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