

**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

INTERSTATE  
70

ILLINOIS  
203

INTERSTATE  
55

ILLINOIS  
203

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



<b>Parcel Size:</b>	+/-19.01 acres
<b>Fence:</b>	Fully fenced with 6' chain link
<b>Gate:</b>	Two (2) automatic sliding gates
<b>Lighting:</b>	Fully lit
<b>Construction:</b>	Compact gravel/asphalt millings
<b>Power:</b>	Electrical hookups throughout site
<b>Sale Price:</b>	\$7,900,000
<b>Lease Rate:</b>	\$3,000/acre per month NNN
<b>NNN Expenses:</b>	\$250/acre per month





