

Lease

230 N. Old Saint Louis Road

230 North Old Saint Louis Road Wood River, IL 62095



LEASE RATE

\$3,500 per month

Rick Lauschke
(618) 444-9182

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PROPERTY DESCRIPTION

This industrial property offers a combination of functional workspace and professional office amenities, ideal for a wide range of business operations. The facility was originally built for State Automotive EPA Testing requirements and most recently operated as an ambulance facility. The building features private offices, reception area, a classroom area with kitchenette for meetings. The building is equipped with handicap-accessible restrooms(with lockers), ensuring compliance and ease of use for all employees and visitors. A key highlight of the property is its drive-through garage bays, allowing for additional opportunities, loading, and/or servicing operations. Situated on a about 1.4 acres there is ample space for parking and equipment storage. This adaptable space is well-suited for Light Industrial, Manufacturing, Automotive, Service, Distribution, or Wholesale operations. Average Traffic count is 2,350 VPD.

PROPERTY HIGHLIGHTS

- Light Industrial/Office
- 2 Drive thru Bays
- Additional Garage bay
- 1.4 acres partially fenced

OFFERING SUMMARY

Lease Rate:	\$3,500 per month (NN)
Number of Units:	1
Available SF:	3,226 SF
Lot Size:	1.4 Acres
Building Size:	3,226 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,842	12,410	23,829
Total Population	6,224	28,109	55,717
Average HH Income	\$69,039	\$71,988	\$74,037

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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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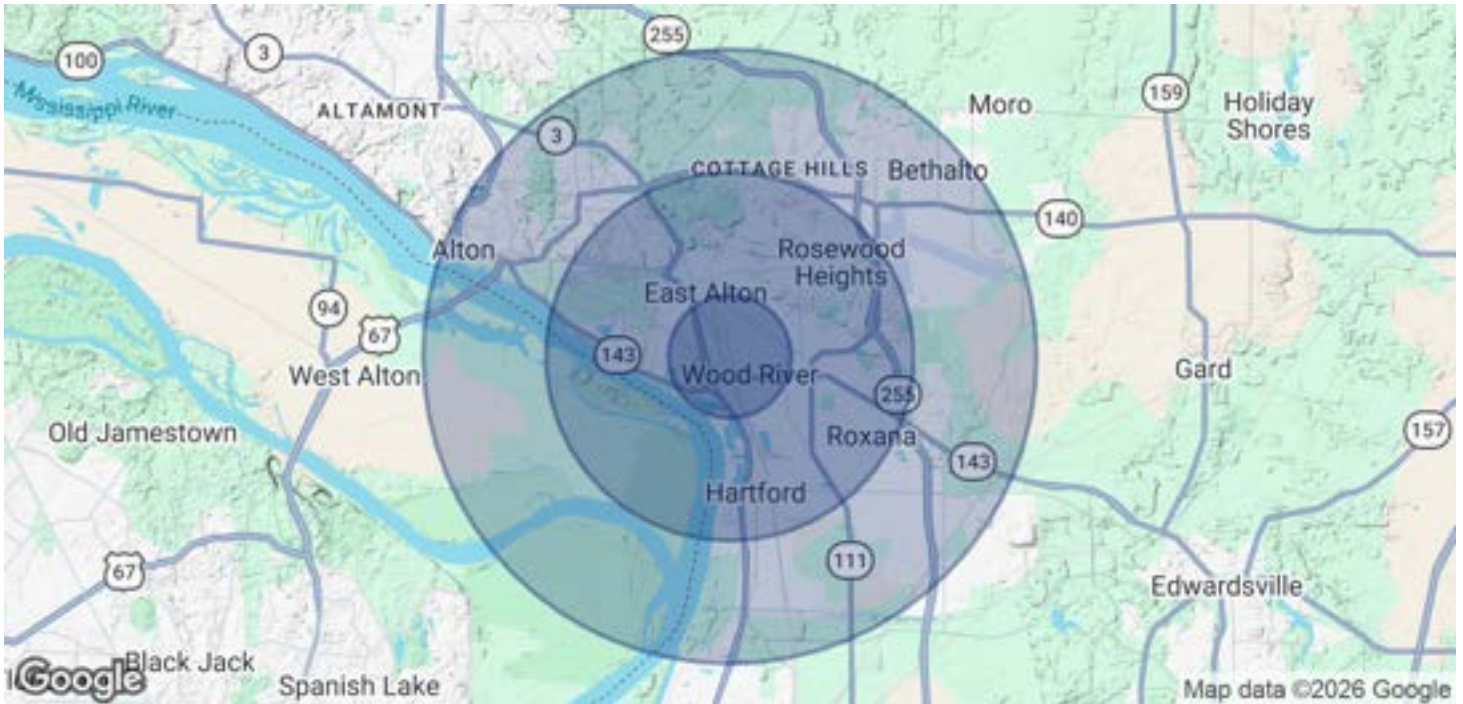


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,224	28,109	55,717
Average Age	42.2	41.5	40.5
Average Age (Male)	40.3	40.9	39
Average Age (Female)	42.8	40.2	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,842	12,410	23,829
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$69,039	\$71,988	\$74,037
Average House Value	\$97,379	\$106,648	\$122,277

2023 American Community Survey (ACS)

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