

FOR SALE

3931 Lake Dr.  
Granite City, IL 62040



TWO 2,400 SF INDUSTRIAL BUILDINGS

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

John L. Eichenlaub  
Managing Broker  
Office: (618) 277-4400 (Ext. 15)  
Cell: (618) 570-8344  
johne@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.

# AREA MAP

3931 Lake Dr. Granite City, IL 62040



## LOCATION OVERVIEW

Located on Lake Dr., 1 block off IL Route 111 and in close proximity to I-270 and I-255. It is situated near other light-industrial properties.

# OFFICE/RETAIL PROPERTY SUMMARY

3931 LAKE DRIVE

**LISTING #**

3110

## LOCATION DETAILS:

Parcel #: 17-2-20-10-08-202-017  
County: IL - Madison  
Zoning: B-2



## PROPERTY OVERVIEW:

Building SF: 4,800  
Min Divisible SF: 2,400  
Max Contig SF: 2,400  
Office SF: 288  
Lot Size: 0.30 Acres  
Frontage: 115  
Depth: varies  
Parking Spaces: 10  
Parking Surface Type: gravel

## SALE INFORMATION:

Sale Price: \$219,000  
Price / SF: \$45.63

## FINANCIAL INFORMATION:

Taxes: \$2,905.00  
Tax Year: 2004

## STRUCTURAL DATA:

Ceilings: 12'

## Property Description

Two 2,400 SF industrial buildings. The right-side building is climate-controlled, heated, and insulated. 12' x 12' office, a restroom, and a 10' x 12' drive-in door. The left-side building includes a 12' x 12' office, a restroom, and a 10' x 12' drive-in door. It is not heated or insulated. Both buildings are 40' x 60', constructed of concrete block. Tenant is on a month-to-month lease.

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Boulevard Shiloh, IL 62269  
618-277-4400 BARBERMURPHY.COM

JOHN EICHENLAUB  
Broker Associate  
O: (618) 277-4400  
C: (618) 570-8344  
johne@barbermurphy.com