

FOR SALE/LEASE

35.15 ACRE DUAL RAIL SERVED HEAVY INDUSTRIAL ZONED SITE

2401 Mississippi Ave., Sauget, IL 62201



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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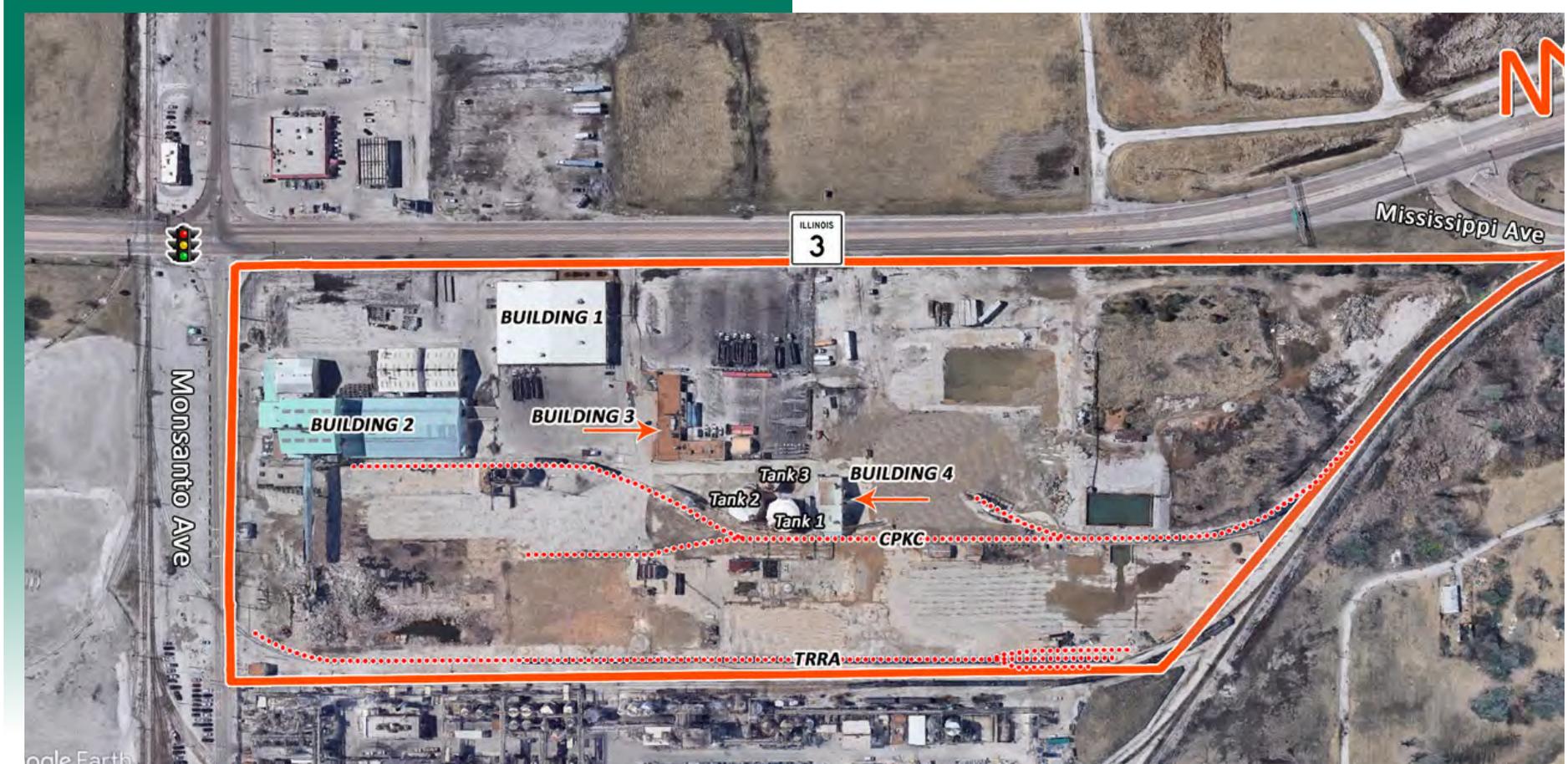
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AREA MAP

2401 Mississippi Ave., Sauget, IL 62201



Former Zinc Processing Plant shuttered in 2006.

Non-Essential buildings have been removed. Site and environmental clean up is ongoing.

Repurposing buildings to lease for warehouse and manufacturing users.

- Property served by the Terminal Railroad (2,059 linear track ft.) and CPKC Railroad (2,522 linear track ft.)
- Several Above Ground Storage Tanks being used for Chemical Transloading operations.
- Property has heavy utilities capable of handling most manufacturing uses.
- Above-ground storage tanks are available for lease with transloading services provided.
- In transit - rail car storage available.

Up to 10 Acres available For Lease at \$1,500/Acre/Month for outdoor storage, truck and trailer parking.

Certified truck scales available for use.

BUILDING PHOTOS

2401 Mississippi Ave., Sauget, IL 62201



BUILDING 1
32,958 SF - TOTAL
15,000 SF - LEASED
17,958 SF - AVAILABLE



BUILDING 2
47,800 SF - TOTAL
29,900 SF - LEASED
17,900 SF - AVAILABLE



BUILDING 3 - ADMINISTRATIVE BLDG.
10,800 SF - TOTAL
1,200 SF - LEASED
1,600 SF - OWNER OCCUPIED
8,000 SF - AVAILABLE

TOTAL SF - 91,558 SF
OCCUPIED SF - 47,700 SF
AVAILABLE SF - 43,858 SF

TRANSLOADING STATIONS

2401 Mississippi Ave., Sauget, IL 62201



**TRANSLOADING STATION #1
LEASED**



**TRANSLOADING STATION #2
AVAILABLE TO BE USED FOR AGST**

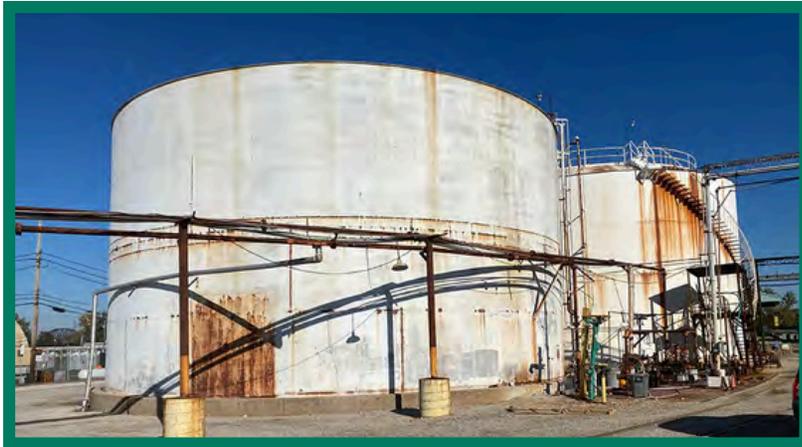


**TRANSLOADING STATION #3
AVAILABLE**

Transloading Stations to move chemicals from rail car to AGST or tank trailers are active.

ABOVE GROUND STORAGE TANKS

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TANK #1
676,776 gallon capacity
1 1/8" wall thickness



TANK #2
734,000 gallon capacity
1 1/2" wall thickness



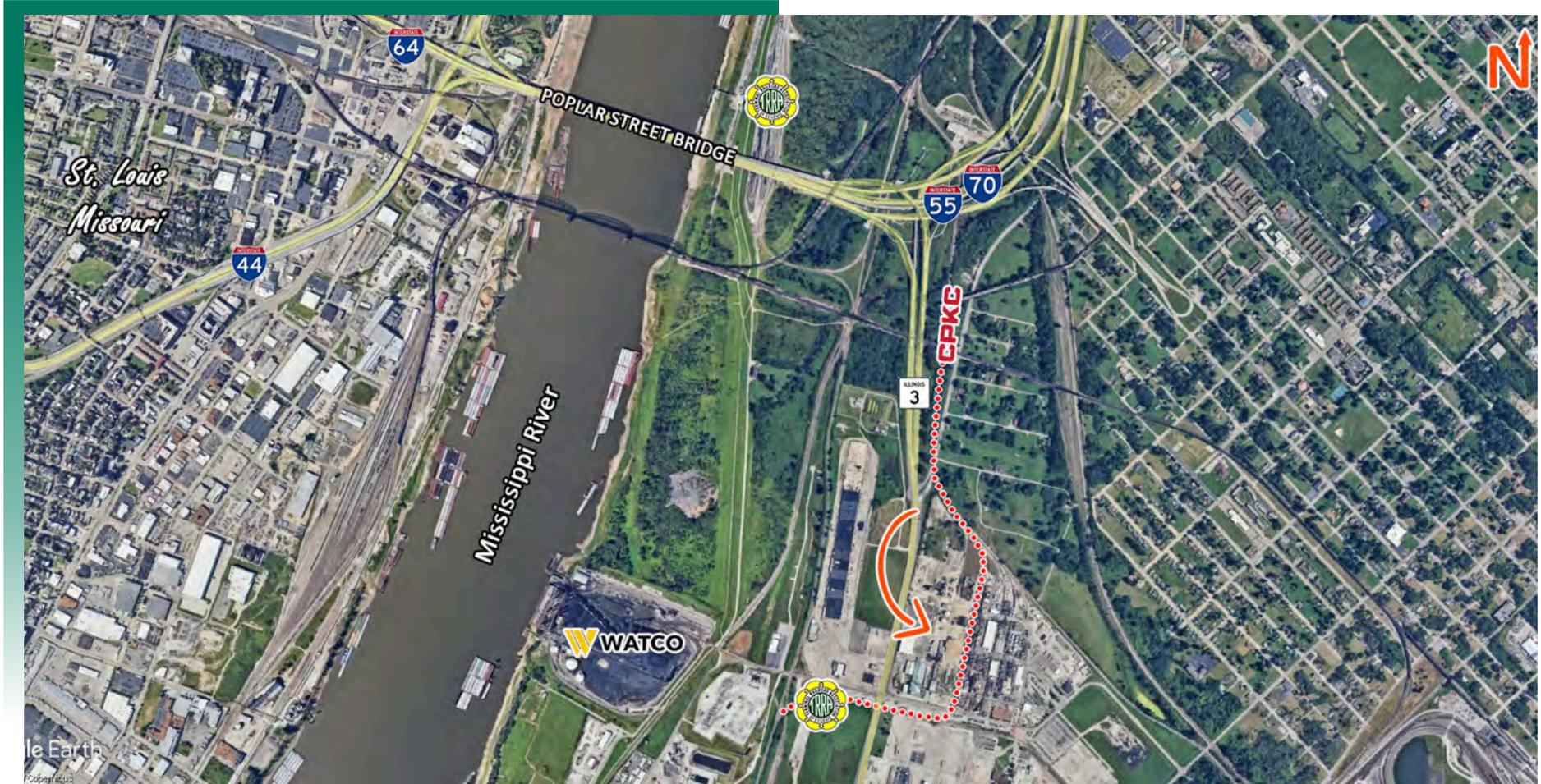
TANK #3
142,537 gallon capacity
3/4" wall thickness

Above Ground Storage Tanks are available for chemical storage.

Transloading stations are in place and operational for rail/truck tanker transit.

LOGISTICS ACCESS -

2401 Mississippi Ave., Sauget, IL 62201



ROAD, RIVER, RAIL, RUNWAY



I-55, I-70, I-64, I-44
0.5 Miles



1 Mile to Barge Access
Watco
SCF Marine



TRRA - 2,059 linear track ft.
CPKC - 2,522 linear track ft.



STL Downtown
3 Miles

INDUSTRIAL PROPERTY SUMMARY

2401 MISSISSIPPI AVENUE

LISTING # 1523

LOCATION DETAILS:

Parcel #: 01230411019, 01230411014
County: IL - St. Clair
Zoning: D-2 Heavy Industrial - Sauget
Complex: Former Big River Zinc

PROPERTY OVERVIEW:

Building SF: 91,558
Vacant SF: 43,858
Usable Sqft: 43,858
Office SF: 15,000
Warehouse SF: 76,558
Min Divisible SF: 1,500
Max Contig SF: 15,000
Lot Size: 35.15 Acres
Frontage: 4,695
Depth: 1,610
Parking Spaces: 100
Parking Surface Type: Asphalt, Rock, Concrete
Archeological: No
Environmental: Yes
Survey: Yes

STRUCTURAL DATA:

Year Built: 1972
Clear Ht Min: 24
Clear Ht Max: 30
Bay Spacing: Varies
Construction Type: Steel Frame, Metal Skin, Brick
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6" plus

FACILITY INFORMATION:

Heat: Throughout
AC: Offices
Lighting: Metal Halide
Sprinklers: Yes
Insulated: No
Ventilation: Yes
Compressed Air: Yes
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: Yes
Floor Drains: Yes

LOADING & DOORS:

of Dock Doors: 4
Dock Door Size: Exterior Covered Docks
Dock Levelers: 4
Dock Leveler Capacity: Unknown
Drive In Doors: 5
Drive In Door Size: Varies

TRANSPORATION:

Interstate Access: I-55, I-70, I-64 & I-44 - 0.5 Miles
Airport Access: STL Downtown Airport - 3 Miles
Rail Access: Yes
Rail Line: TRRA & CPKC
Rail Status: Fully Functional



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INDUSTRIAL PROPERTY SUMMARY PG 2

2401 MISSISSIPPI AVENUE

UTILITY INFO:

Water Provider:	Illinois American Water
Water Service:	10"
Water Location:	On Site
Sewer Provider:	American Bottoms
Sewer Location:	On Site
Gas Provider:	Center Point Energy
Gas Service:	4", 120 PSI
Gas Location:	On Site
Electric Provider:	Ameren Illinois
Electric Location:	On Site
Voltage Low:	240
Voltage High:	480
Amps:	13.8KvA
Phase:	3

TAX INCENTIVE ZONES:

TIF District:	Yes
Enterprise Zone:	Yes
Opportunity Zone:	Yes
Foreign Trade Zone:	No

FINANCIAL INFORMATION:

Taxes:	\$78,136.00
Tax Year:	2023



SALE/LEASE INFORMATION:

Sale Price:	\$7,000,000
Price / SF:	\$76.45
Lease Rate:	\$6.00 / SF
Lease Type:	NNN
NNN Expenses:	\$1.50

PROPERTY DESCRIPTION:

Excellent Intermodal & Transloading Site with (2) Active rail spurs served by CPKC & Terminal Railroad totaling 4,580 linear track feet. (3) active transloading stations served by CPKC rail lines with (3) above ground storage tanks for bulk liquid storage. Total of +-91,558 total SF warehouse space on a total of +-35.12 acres. Zoned Heavy Industrial with access to Barge (SCF Marine & Watco), less than 1 mile to I-55, I-64, I-44 & I-70. Internal Rail Car Switching Services Available.

Certified trucks scales

Outdoor storage allowed on the site.

Gross Rental Income - \$456,228