

FOR SALE OR LEASE

895 Madison Road
EAST ST. LOUIS, IL 66201



INDUSTRIAL OUTDOOR STORAGE FACILITY

+/-12,167 SF MAINTENANCE FACILITY ON 17.5 ACRES FENCED & SECURED



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



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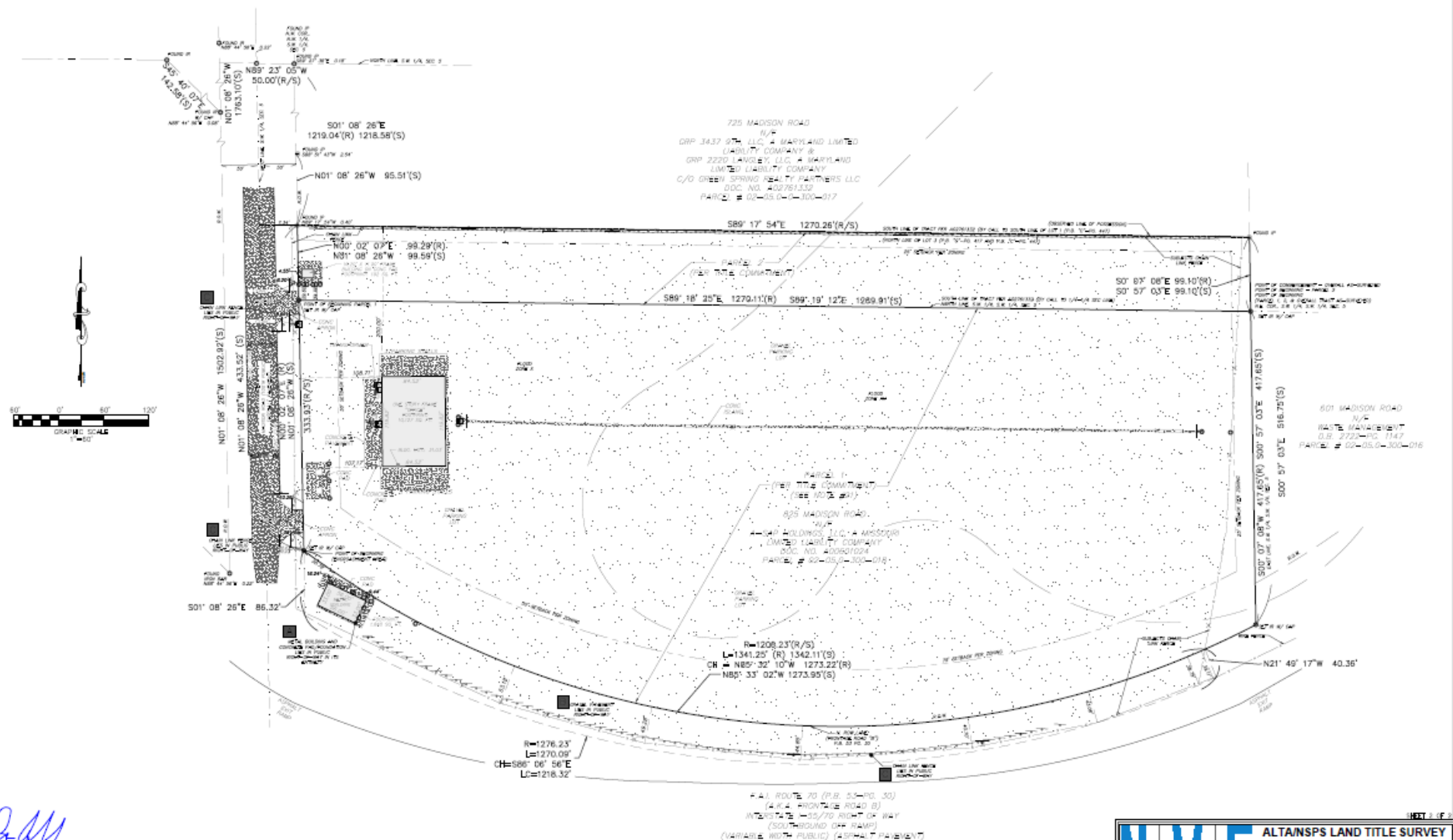
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Parcel Size:	+/-17.50 acres
Fence:	Fully fenced with 6' chain link
Gate:	Two (2) automatic sliding gates
Lighting:	Fully lit
Construction:	Compact gravel/asphalt millings
Power:	Electrical hookups throughout site
Sale Price:	\$6,250,000
Lease Rate:	\$43,750/month NNN
NNN Expenses:	+/- \$4,400 per month



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NV5 **ALTA/NSPS LAND TITLE SURVEY**
 (H-E-C-F)
MADISON ROAD
 DATE OF FIELD SURVEY: 04/08/11, 2003
 SET/04/11 FROM C.T. NUMBER: 202-00040-001 S.H.
1-(800)-SURVEYS (787-8397)
 TRANSMISSION SERVICES
www.landcentral.com imagery@landcentral.com www.WFL.com
SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

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Please contact Andrew Fischer
or Henry Weiler to schedule a
tour of this facility.

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