



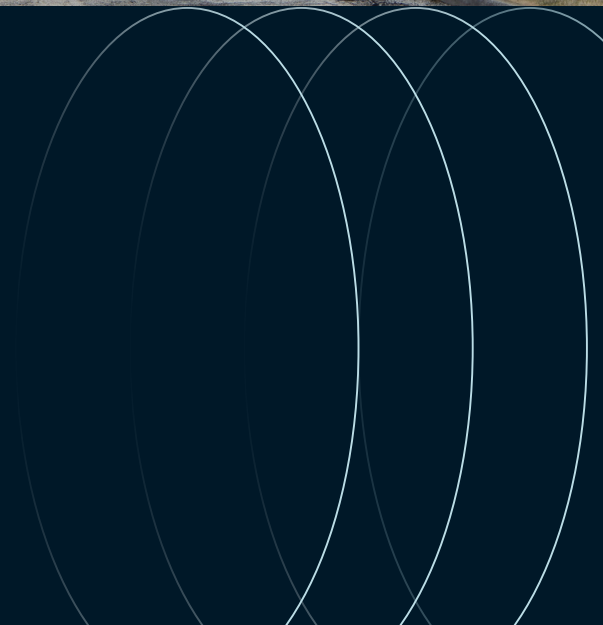
For sale

40,126 SF Building on 8.07 Acres

25218 Dow Road, Dow, IL 62022

Former AT&T technical / equipment facility

 **JLL** SEE A BRIGHTER WAY



Site Overview

Price: Open to offers

Sold as-is

Building Size: 40,126 SF

Site Size: 8.07 acres

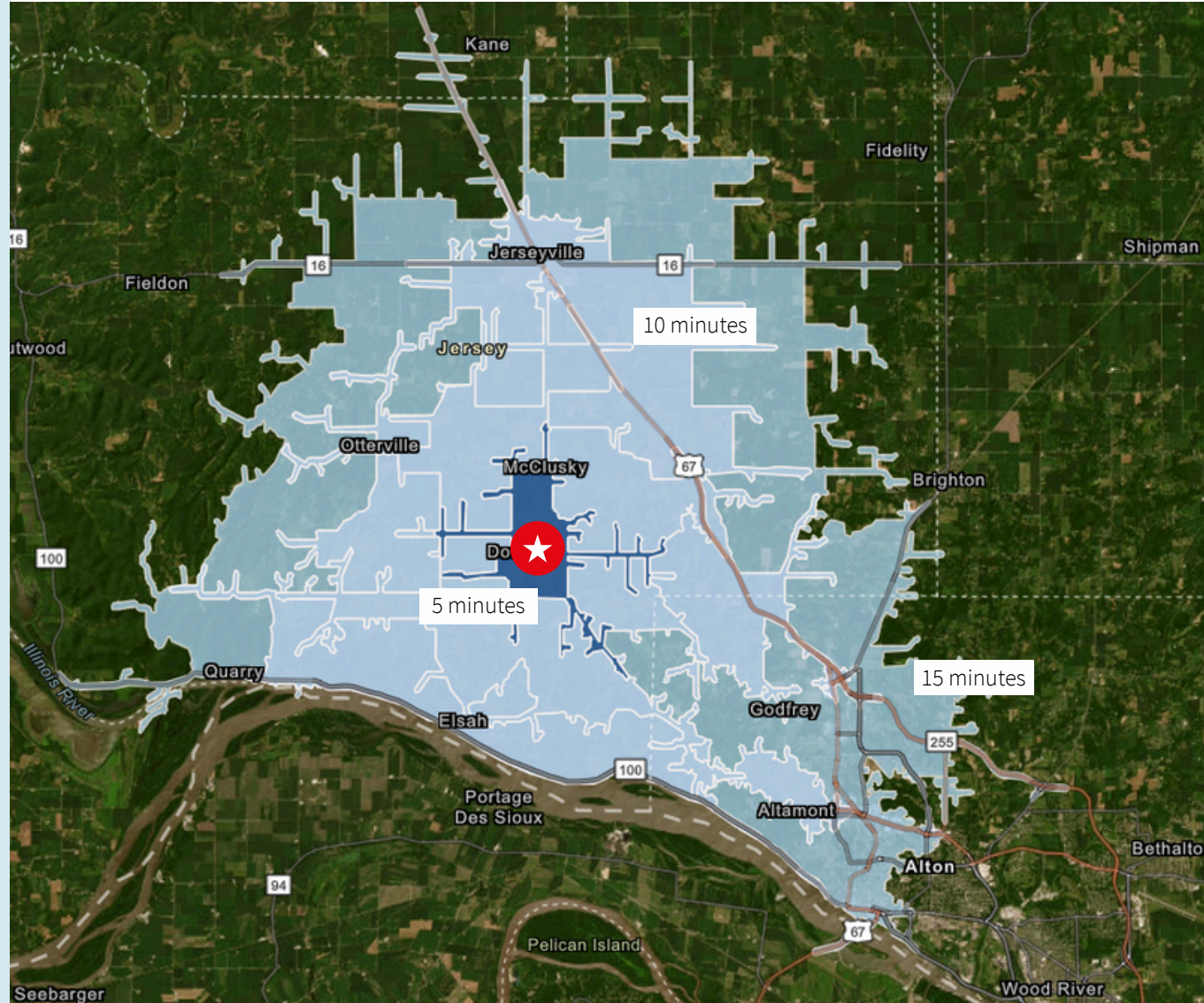
Parcel ID: 05-238-004-00

Rare Industrial/Commercial Property

This former AT&T technical and equipment facility presents an exceptional opportunity for businesses, developers, or investors seeking a specialized property in a strategic location. Situated in Jersey County along the scenic Mississippi River Valley, this facility offers versatile potential while maintaining easy access to regional transportation networks.

Property Highlights

- Purpose-built technical/equipment facility with industrial-grade infrastructure
- Robust electrical systems designed for telecommunications equipment
- Solid construction with potential for various commercial/industrial applications
- Ample parking and loading areas
- Generous lot with expansion potential



Strategic Location

- Affordable operational costs compared to urban locations
- Just 15 minutes to Alton commercial district
- 45 minutes to St. Louis metropolitan area
- Access to Routes 16 and 100 for distribution needs
- Potential for redevelopment or adaptive reuse
- Ideal for data centers, light manufacturing, warehousing, distribution, specialty storage, or other technical operations requiring secure facilities.

Link to “Flexible Offering” sub-pool and one-off opportunities available with other AT&T assets

JLL

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