

FOR SALE

575 N 20th St.,
East St. Louis, IL
62205



55,360 SF OFFICE/WAREHOUSE FACILITY

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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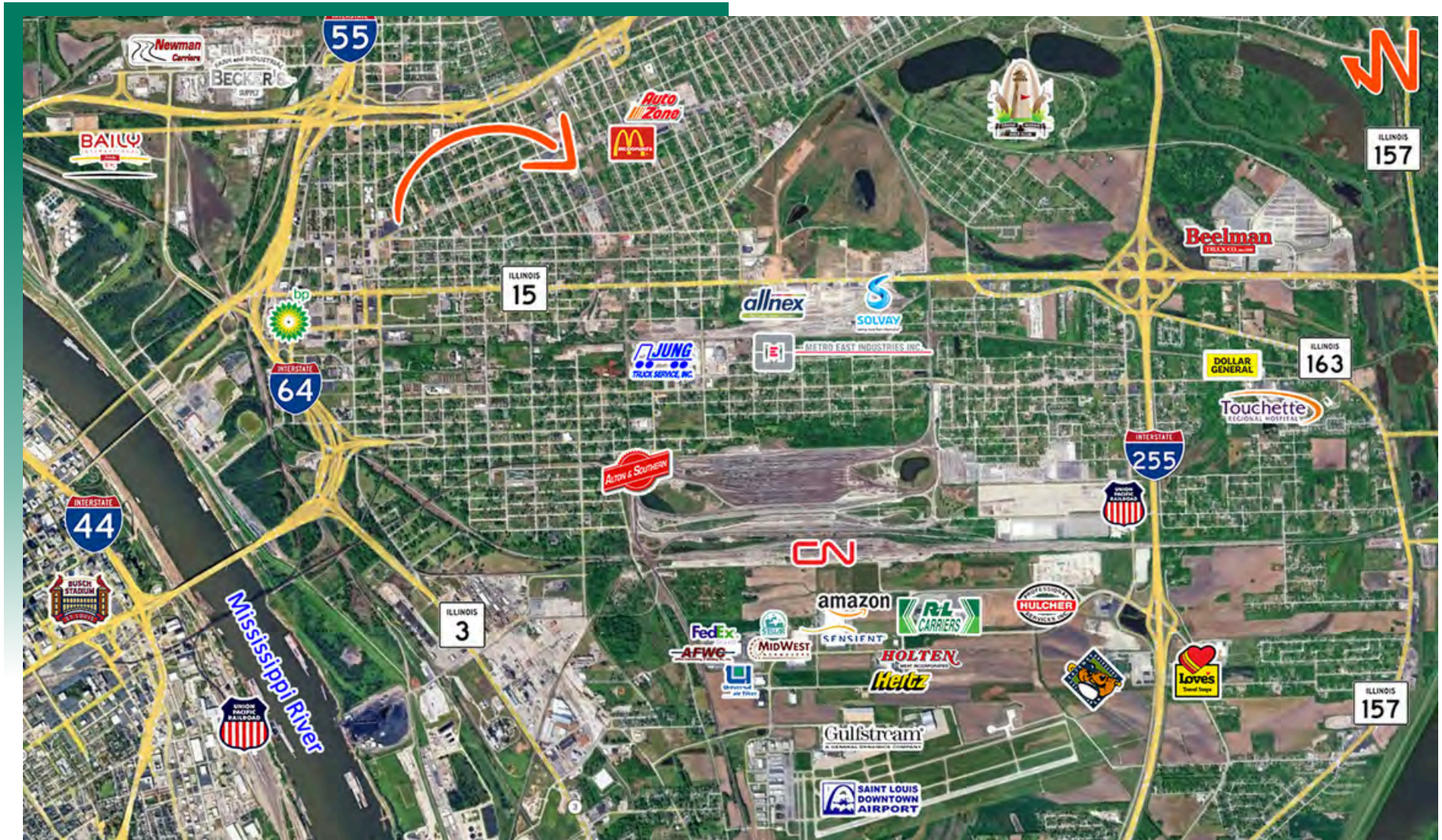
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AREA MAP

575 N 20th St., East St. Louis, IL 62205

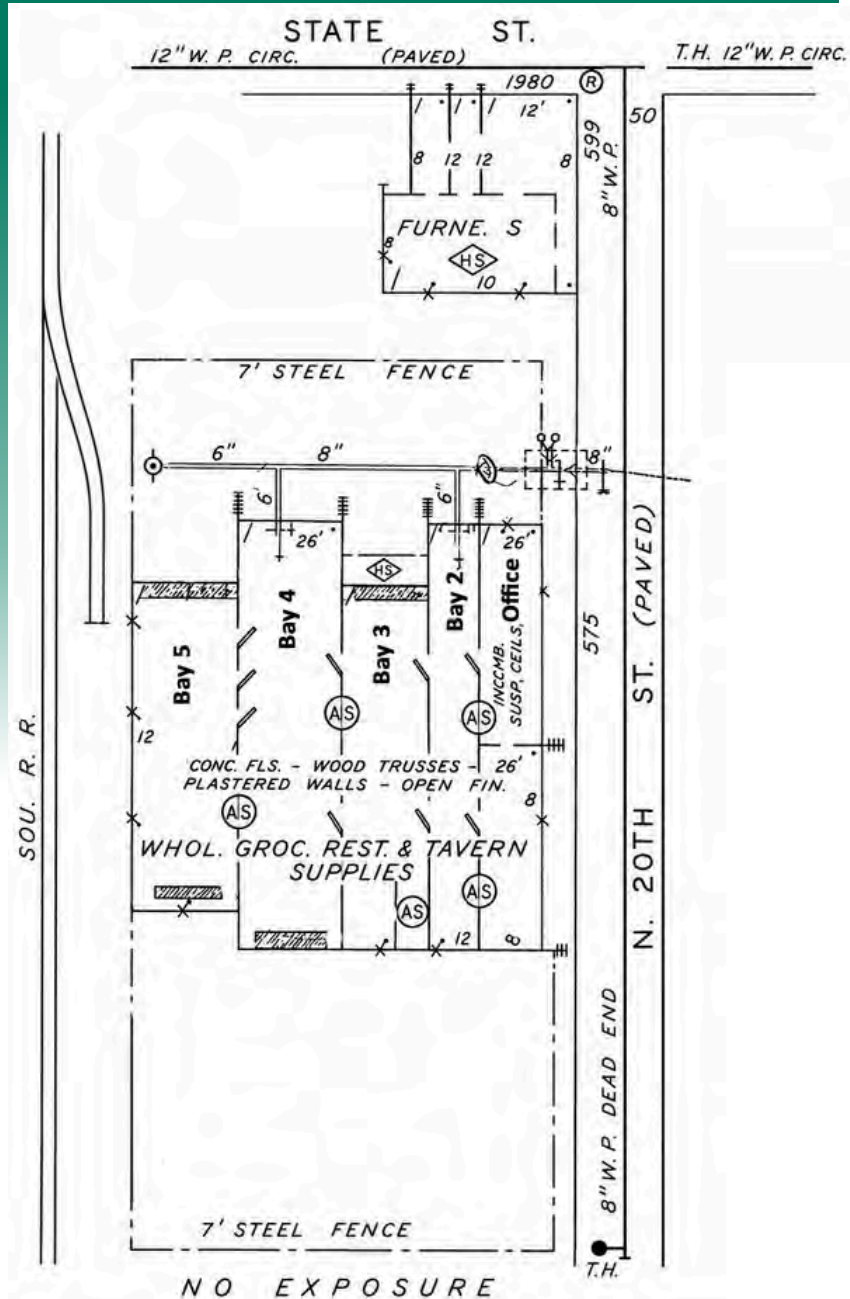


LOCATION OVERVIEW

Approximately 1 mile to I-64 with connections to I-55, I-70, & I-255 & 3 miles east of downtown St. Louis. The property sits within a well-established industrial and distribution area characterized by warehousing, manufacturing, chemical processing, and logistics operations. Nearby facilities include food distribution, bulk storage, packaging, and rail-served industrial users, reflecting the area's long-standing role as a regional transportation and industrial hub.

FLOOR PLAN & INFORMATION

575 N 20th St., East St. Louis, IL 62205



*Not to scale

55,360 SF OFFICE/WAREHOUSE FACILITY

- Functional office/warehouse layout
- Drive-through access between warehouse bays
- Former food distribution facility

LOADING & ACCESS

- Covered dock loading platform
- Four dock positions
- Three 14' x 12' drive-in doors

WAREHOUSE FEATURES

- 18'-20' clear height
- Fully sprinklered
- Heated and insulated throughout

RECENT IMPROVEMENTS

- New HVAC systems in 2024
- New roof in 2018
- Updated metal exterior siding

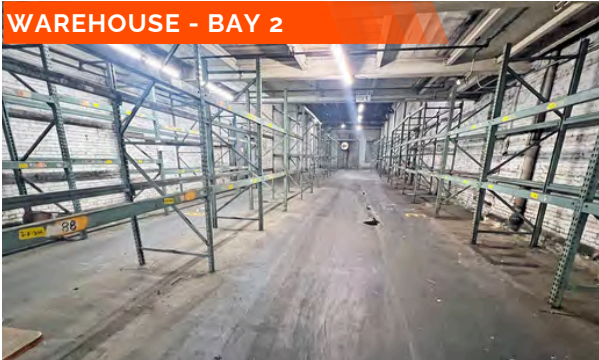
COLD STORAGE

- Three freon freezer units
- One cooler

PROPERTY PHOTOS

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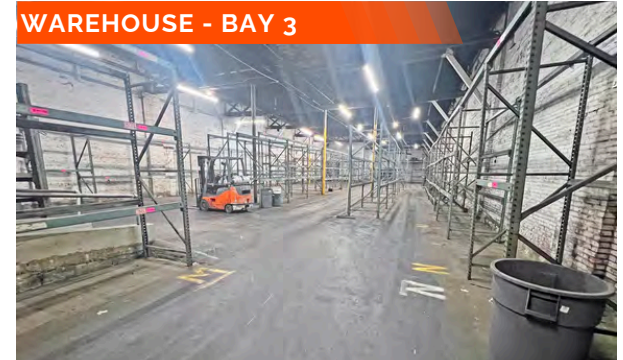
WAREHOUSE - BAY 2



DOCK DOOR - BAY 3



WAREHOUSE - BAY 3



COOLER - BAY 3



WAREHOUSE - BAY 4



WAREHOUSE - BAY 5



DOCK DOOR



INDUSTRIAL PROPERTY SUMMARY

575 N 20TH ST

LISTING # 3275

LOCATION DETAILS:

Parcel #: 02-18.0-422-003
County: IL - St. Clair
Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 55,360
Vacant SF: 55,360
Usable Sqft: 55,360
Office SF: 2,500
Warehouse SF: 52,860
Min Divisible SF: 52,860
Max Contig SF: 55,360
Lot Size: 3.25 Acres
Frontage: 530
Depth: 250
Parking Spaces: 20
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1902
Renovated: 2018
Clear Ht Min: 18'
Clear Ht Max: 20'
Construction Type: Stucco, Wood Frame
Roof: Rubber
Floor Type: Reinforced Concrete
Floor Thickness CRM 2: 6"-8"

FACILITY INFORMATION:

Heat: Office/Warehouse
AC: Office
Lighting: LED
Sprinklers: Wet Pipe System
Insulated: No
Ventilation: Yes
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

of Dock Doors: 1
Dock Doors: 10'x8'
Drive In Doors: 3
Drive In Door Size: (1)14'x12' (2)14'x12' with Drive-Thru Capabilities

TRANSPORATION:

Interstate Access: 1 Miles to I-64 with connections to I-255 & I-70
Rail Access: Adjacent
Rail Line: NS
Rail Status: Adjacent



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INDUSTRIAL PROPERTY SUMMARY PG 2

575 N 20TH ST

UTILITY INFO:

Water Provider:	City of East St. Louis
Water Location:	On Site
Sewer Provider:	City of East St. Louis
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Voltage Low:	220
Voltage High:	480
Amps:	800
Phase:	3



SALE/LEASE INFORMATION:

Sale Price:	\$750,000
Price / SF:	\$13.55

PROPERTY DESCRIPTION:

55,360 SF office/warehouse facility includes a covered dock loading platform with (4) dock positions and (3) 14' x 12' drive-in doors, providing efficient loading and unloading capabilities. The warehouse configuration allows for drive-through access between warehouse bays. The building's clear height is 18'-20', a fully sprinklered warehouse, with heating and ventilation throughout the facility. Significant capital improvements have been completed in recent years, including new HVAC systems installed in 2024, a new roof completed in 2018, and updated metal exterior siding. Previously occupied by a food distribution company, the facility is equipped with existing cold storage infrastructure, including three freon-free freezer units and one cooler, offering immediate functionality for food-related users or temperature-controlled storage operations.

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$17,020.26
Tax Year:	2025