

FOR LEASE

1055 S Jefferson St.
Millstadt, IL 62260



4,000 SF WAREHOUSE

BARBERMURPHY
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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

1055 S Jefferson St., Millstadt, IL 62260



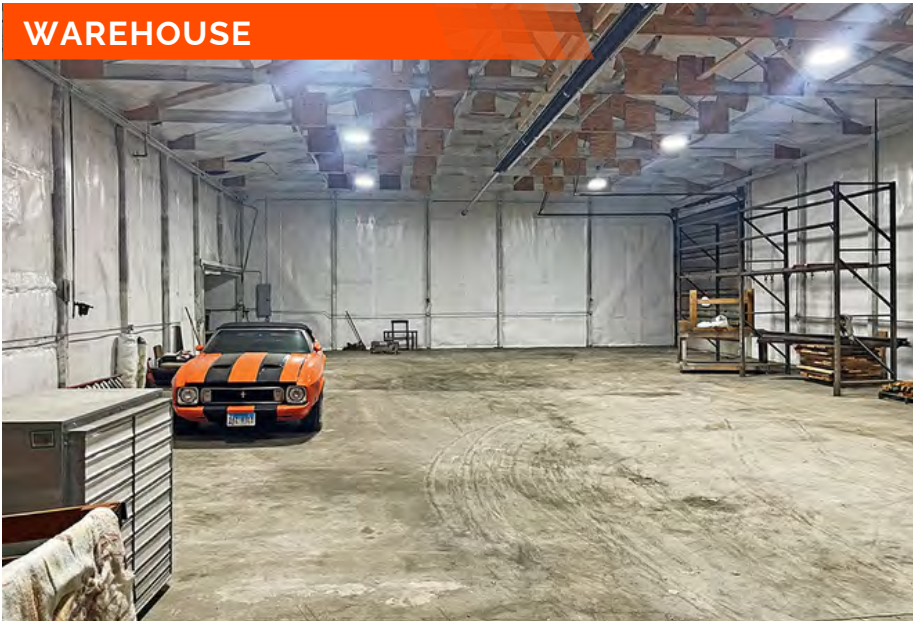
LOCATION OVERVIEW

Located in a secondary location. The building sits in a convenient, service-oriented corridor on the south side of Millstadt, offering quick access to the village's main thoroughfares and surrounding residential neighborhoods. The property benefits from steady local traffic and close proximity to IL-163 and IL-158, creating smooth connectivity to Belleville, Columbia, and the broader Metro East.

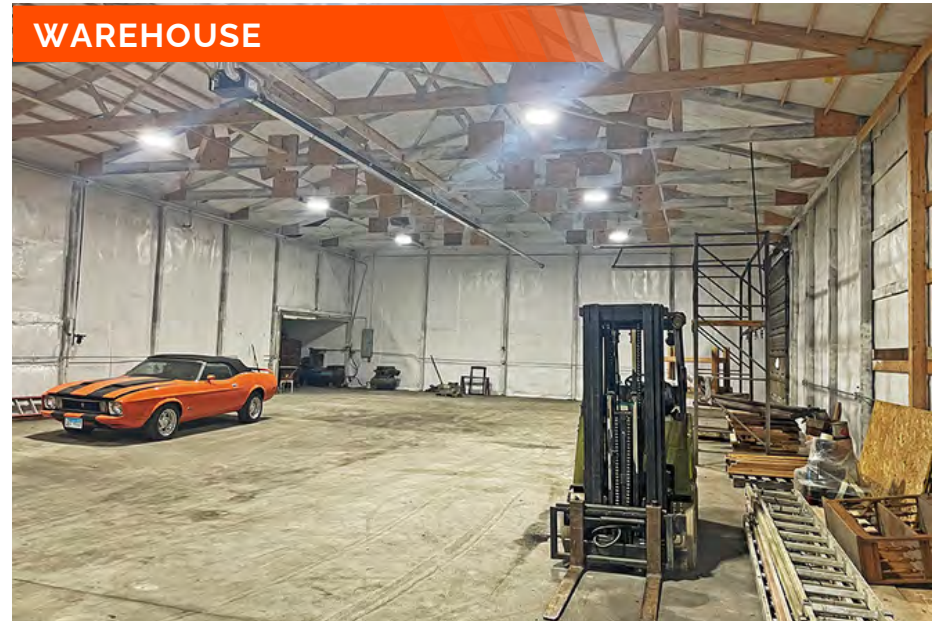
PROPERTY PHOTOS & INFORMATION

1055 S Jefferson St., Millstadt, IL 62260

WAREHOUSE



WAREHOUSE



4,000 SF Warehouse

Rebuilt in 2026

16' Clear Height

(2) 14' Overhead Doors
(option for a 3rd)

Dedicated Tool Room

Roughed-In Bathroom

6" Reinforced Concrete Floor

Air Lines Throughout Building

**Ideal for Contractors, Service
Operations, & Storage**

INDUSTRIAL PROPERTY SUMMARY

1055 S JEFFERSON ST

LISTING # 3286

FACILITY INFORMATION:

LOCATION DETAILS:

Parcel #: 12-16.0-200-076
County: IL - St. Clair
Zoning: Business

Heat: yes

AC: no

Lighting: LED

PROPERTY OVERVIEW:

Building SF: 4,000
Vacant SF: 4,000
Usable Sqft: 4,000
Warehouse SF: 4,000
Min Divisible SF: 4,000
Max Contig SF: 4,000
Lot Size: 1.07 Acres
Parking Spaces: 20
Parking Surface Type: Gravel
Archeological: No
Environmental: No
Survey: No

Sprinklers: None

Insulated: Yes

Ventilation: No

Compressed Air: Yes

Restrooms Men: No

Restrooms Womens: No

Showers: No

STRUCTURAL DATA:

Renovated: 2026
Clear Ht Min: 10
Clear Ht Max: 16
Construction Type: Metal
Floor Type: Concrete
Floor Thickness: 6"

Floor Drains: No

LOADING & DOORS:

Drive In Doors: 2

Drive In Door Size: 14'

INDUSTRIAL PROPERTY SUMMARY PG 2

1055 S JEFFERSON ST

UTILITY INFO:

Water Provider:	Millstadt
Water Location:	At building
Sewer Location:	At building
Electric Provider:	Ameren
Electric Location:	At building
Voltage Low:	220
Phase:	3

TAX INCENTIVE ZONES:

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



LEASE INFORMATION:

Lease Rate:	\$2,500.00/Month
Lease Type:	Gross

PROPERTY DESCRIPTION:

4,000 SF warehouse rebuilt in 2026 featuring 16' clear height, (2) 14' overhead doors with the option for a third, and a dedicated tool room. The space includes a roughed-in bathroom and a heavy-duty 6" reinforced concrete floor—ideal for contractors, service operations, or secure storage. Clean, modern, and highly functional. Airlines in building