

FOR SALE OR LEASE: CRANE SERVED MANUFACTURING/WAREHOUSE

2701 Converse Ave., East St. Louis, IL 62207



90,000 SF ON 12 ACRES - FOR SALE | 25,000-90,000 SF - FOR LEASE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Steve Zuber - SIOR, CCIM
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com

Cole Hensel
Broker Associate
Office: (618) 277-4400 (Ext. 28)
Cell: (618) 606-2646
coleh@barbermurphy.com



AREA MAP

2701 Converse Ave., East St. Louis, IL 62207



LOCATION OVERVIEW

The property sits adjacent to Norfolk Southern Rail, 0.5 Miles to IL Rte 15, 2.7 miles to I-255, 3.2 miles to the Mississippi River for barge access, and 4 miles to St. Louis Downtown Airport –Excellent multimodal location surrounded by established industrial users.

PROPERTY INFORMATION

2701 Converse Ave., East St. Louis, IL 62207

BUILDING A



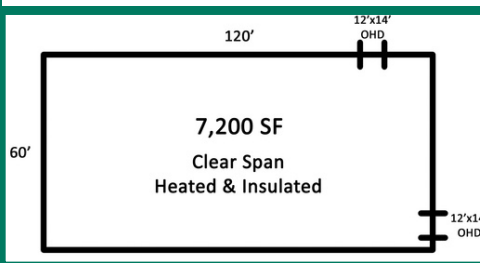
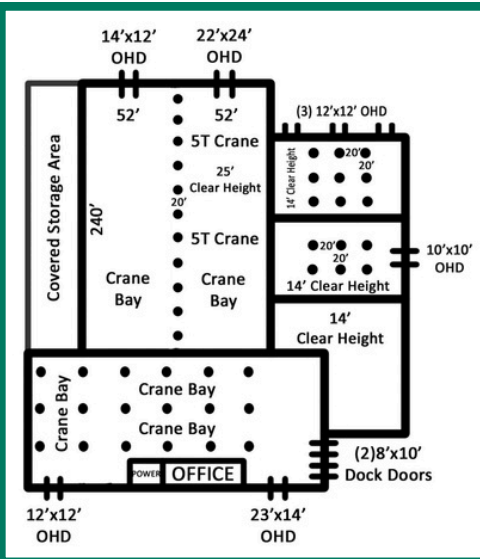
BUILDING B



PARCEL



BLDG A ↑
↓ FLOORPLANS | BLDG B



PROPERTY DETAILS

- **Site size:** 90,000 SF facility on 12 fenced and secured acres
- **Use:** Well-suited for heavy manufacturing, fabrication, storage, or industrial operations
- **Recent improvements:** Originally built in 1950 and rehabbed in 2023 with roof improvements
- **Building A:** 82,800 SF main manufacturing building
 - Five 5-ton overhead cranes with 20' under-hook height
 - Clear heights ranging from 14' to 25'
 - Multiple oversized drive-in doors up to 22' tall
 - Heavy 1,000 KVA / 3-phase / 480V power
 - Reinforced concrete floors with drains
 - Two large paint booths
 - New LED lighting
 - Compressed air
- **Building B:** 7,200 SF clear-span warehouse
 - Heated and insulated
 - Two 12' x 14' overhead doors
- **Site features:**
 - Fully fenced and secured with 8' chain link plus barbed wire
 - Large covered outdoor storage area
 - Approximately 100 rock-surface parking spaces
 - Exceptional drive-in access

SPACE FOR LEASE PHOTOS & INFORMATION

2701 Converse Ave., East St. Louis, IL 62207



(5) 5-TON CRANES

25,000- 90,000 SF for Lease

- (5) 5 Ton cranes with 20' under hook
- 2 large paint booths
- Multiple drive-in doors - up to 20' tall
- Heavy power - 3 Phase/1,000 AMPS/480V



PAINT BOOTH



PAINT BOOTH

INDUSTRIAL PROPERTY SUMMARY

2701 CONVERSE AVE

LISTING # 2852

LOCATION DETAILS:

Parcel #: 02-30.0-110-057;058, 02-30.0-111-073,02-30.0-201-024,02-30.0-202-030;031;032;033;034
County: IL - St. Clair
Zoning: Industrial - East St Louis

PROPERTY OVERVIEW:

Building SF: 90,000
Vacant SF: 90,000
Usable Sqft: 90,000
Office SF: 2,000
Warehouse SF: 88,000
Min Divisible SF: 25,000
Max Contig SF: 50,000
Lot Size: 12.0 Acres
Frontage: 500
Depth: 875
Parking Spaces: 100
Parking Surface Type: Rock
Archeological: No
Environmental: Yes
Survey: Yes

STRUCTURAL DATA:

Year Built: 1950
Renovated: 2023
Clear Ht Min: 14
Clear Ht Max: 25
Bay Spacing: Varies
Construction Type: Steel Frame, Metal
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: Varies

FACILITY INFORMATION:

Heat: Office
AC: Office
Lighting: LED
Sprinklers: No
Insulated: No
Ventilation: Yes
Compressed Air: Yes
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: Yes

LOADING & DOORS:

Dock Doors: 8'x10'
of Dock Doors: 2
Drive In Doors: 10
Drive In Door Size: Varies

TRANSPORATION:

Interstate Access: 2.7 Miles to I-255
Airport Access: 4 Miles to Downtown St. Louis Airport
Rail Access: Adjacent
Rail Line: Norfolk Southern



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INDUSTRIAL PROPERTY SUMMARY PG 2

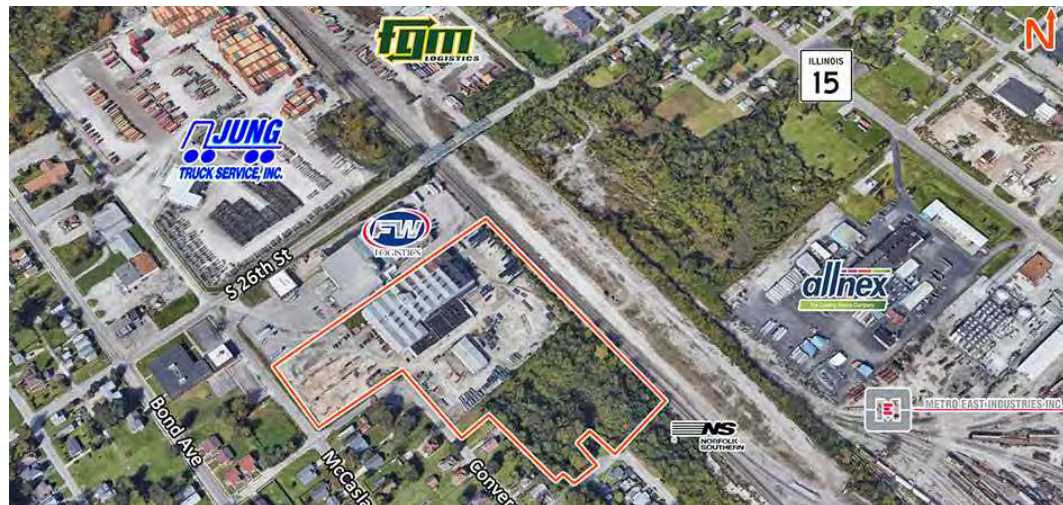
2701 CONVERSE AVE

UTILITY INFO:

Water Provider:	Illinois American Water
Water Location:	On Site
Sewer Provider:	Metro-East Sanitary
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	120
Voltage High:	480
Amps:	1000
Phase:	3

FINANCIAL INFORMATION:

Taxes:	\$19,826.42
Tax Year:	2025



SALE/LEASE INFORMATION:

Sale Price:	\$1,975,000
Price / SF:	\$21.94
Lease Rate:	\$2.50/SF
Lease Type:	NNN

PROPERTY DESCRIPTION:

For Sale or lease 90,000 SF crane-served industrial facility on 12 acres in East St. Louis. Originally built in 1950 and rehabbed in 2023 with roof improvements, this steel-frame manufacturing property offers heavy power, multiple cranes, and exceptional drive-in access. Building A – 82,800 SF anchors the site with five 5-ton overhead cranes (20' under-hook), clear heights ranging from 14' to 25', and multiple drive-in doors up to 22' tall. The building also features two large paint booths, heavy 1,000 KVA / 3-phase / 480V power, reinforced concrete floors with drains, new LED lighting, and compressed air. The site is fully fenced and secured with 8' chain link plus barbed wire, and includes a large covered outdoor storage area with 100 rock-surface parking spaces. Building B – 7,200 SF is a clear-span, heated and insulated warehouse with two 12' x 14' overhead doors.