

FOR LEASE

1475 B & H Industrial Ct.
Suite 1450
Millstadt, IL 62260

3,600 SF WAREHOUSE & 1.21 ACRE DROP LOT AVAILABLE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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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

1475 B & H Industrial Ct. Suite 1450, Millstadt, IL 62260

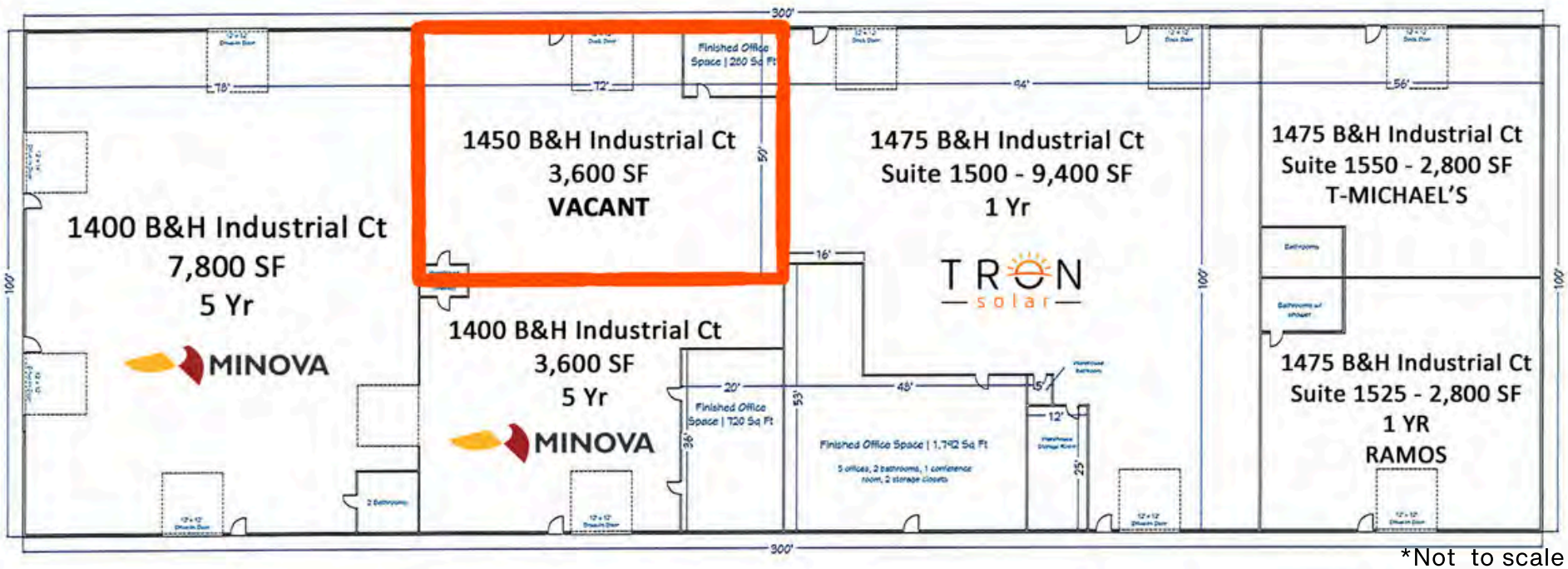


LOCATION OVERVIEW

Located within the Millstadt Industrial Park. Less than a mile from IL Rte 158, IL Rte 163, & 5 miles to IL Rte 15.

FLOOR PLAN & INFORMATION

1475 B & H Industrial Ct. Suite 1450, Millstadt, IL 62260



*Not to scale

WAREHOUSE SUITE HIGHLIGHTS

(1) 12'x12' dock

Clear span clear height of 16'-20'

Warehouse space is heated

Additional outdoor storage is available for lease.

Warehouse Lease Rate:
$6.00/SF, Gross + Utilities

Drop Lot Lease Rate:
$1,200/Acre/Month

INDUSTRIAL PROPERTY SUMMARY

1475 B & H INDUSTRIAL CT., MILLSTADT, IL

LISTING # 3302

LOCATION DETAILS:

Parcel #:	12-10.0-323-063
County:	IL - St. Clair
Zoning:	I- Industrial Dist. - City of Millstadt

PROPERTY OVERVIEW:

Building SF:	30,000
Vacant SF:	3,600
Usable Sqft:	3,600
Office SF:	200
Warehouse SF:	3,400
Min Divisible SF:	3,600
Max Contig SF:	3,600
Lot Size:	2.90 Acres
Depth:	345
Parking Spaces:	20
Archeological:	No
Environmental:	Yes
Survey:	Yes

STRUCTURAL DATA:

Year Built:	1984
Renovated:	2018
Clear Ht Min:	14
Clear Ht Max:	20
Bay Spacing:	Clear Span
Construction Type:	Metal & Frame,Metal,Wood Frame
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

FACILITY INFORMATION:

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

LOADING & DOORS:

Dock Doors:	12'x12'
# of Dock Doors:	1

TRANSPORATION:

Interstate Access:	15 Miles to I-255
Airport Access:	No
Rail Access:	No
Rail Line:	No
Rail Status:	No

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INDUSTRIAL PROPERTY SUMMARY PG 2

1475 B & H INDUSTRIAL CT., MILLSTADT, IL

UTILITY INFO:

Water Provider:	City of Millstadt
Water Location:	On Site
Sewer Provider:	City of Millstadt
Sewer Location:	On Site
Gas Provider:	Ameren
Gas Location:	On Site
Electric Provider:	Ameren
Voltage Low:	240
Voltage High:	480
Amps:	600
Phase:	3



TAX INCENTIVE ZONES:

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

SALE/LEASE INFORMATION:

Warehouse Lease Rate:	$6.00 /SF
Lease Type:	Gross Plus Utilities
Drop Lot Lease Rate:	$1,200/Acre/Month

FINANCIAL INFORMATION:

Taxes:	$10,240.00
Tax Year:	2024

PROPERTY DESCRIPTION:

3,600 SF Office/Warehouse Suite with (1) 12'x12' dock, clear span clear height of 16'-20', and warehouse space is heated. Additional outdoor storage is available for lease.

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