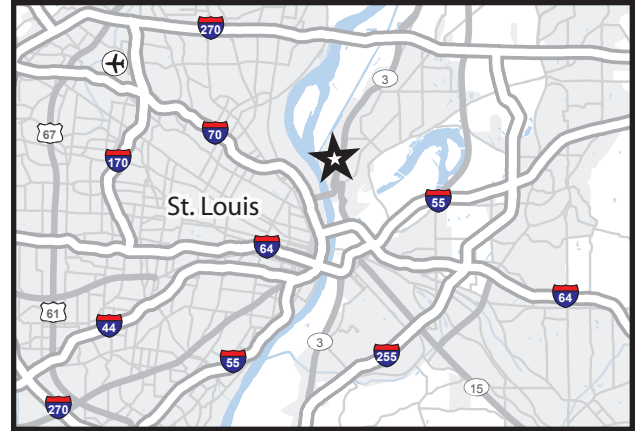


FOR LEASE

# Multi-Purpose Building

535 C Street  
Granite City, IL 62040



## Building Details

Total Area: **5,300 sq. ft. (approx.)**

Lease Rate: **\$6.00 / sq. ft. + utilities**

Dimensions: **~84 x 70 ft.**

Number of Stories: **1**

Can Subdivide: **No**

Year Built: **1948**

Construction Type: **Masonry**

Zoning: **Heavy Industrial (M-3)**

Within City Limits: **Yes (Granite City, IL)**

Heating / Cooling: **Yes / Yes**

## Building Description

This multi-purpose building is located within the Business and Industrial Campus at America's Central Port and offers 5,300 sq. ft. of usable area. The building features two large open rooms (approximately 31 ft. x 35 ft. and 41 ft. x 35 ft.), mens and womens bathrooms, shower rooms, plenty of storage space, and two office / classroom spaces. An 8 ft. wide garage door provides access to one of the building's large open rooms.

The building is served by existing utilities, and is zoned for heavy industrial use. Recent updates include a new roof in 2012. Owner updates are available based on tenant needs and budget.

## Business Park Amenities

The Business and Industrial Campus at America's Central Port features a fitness center and pool, day care services, bike trails, office space, and apartments. Additionally, the campus is monitored 24/7 by the Port's professional security staff.

## Transportation

Illinois Route 3: **0 miles**

Interstate 70: **4 miles**

Interstates 64, 55, 44, 270: **6 miles**

St. Louis Downtown Airport: **12 miles**

Lambert-St. Louis International Airport: **15 miles**

MidAmerica St. Louis Airport: **27 miles**

Rail Served: **Yes (Port Harbor Railroad)**

Port Access: **Yes (Public, Full-service)**

## Utilities

Electric: **Ameren Illinois**

Natural Gas: **Ameren Illinois**

Water: **Illinois American**

Sewer: **Granite City Regional Wastewater**

Telecommunications: **AT&T Fiber**



AMERICA'S CENTRAL PORT

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