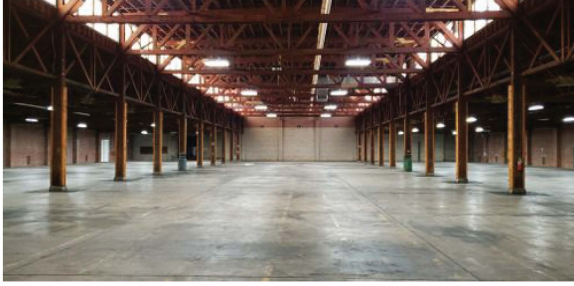


## America's Central Port - Warehouse 3

1201 W First Street | Granite City, IL | Madison County

Available SF: 75,600 | Lease Rate: \$3.35 | Lease Terms: Modified Gross

**ALLIANCESTL**  
an initiative of Greater St. Louis, Inc.



### Property and Area Description

Available 75,600 sq. ft. rail-served warehouse for lease (divisible) at America's Central Port in Granite City, IL. Warehouse 3 currently has two adjoining units available, Unit C (32,400 sq-ft) and Unit D (43,200 sq-ft). 20 ft column spacing and 14 ft clear height at the eaves. 60 ft column spacing and 22 ft clear height in the center bay. Low operating costs with all new LED high bay lighting, partial property tax abatement, property insurance by owner. AT&T Business Fiber at the street. Fenced industrial park setting with on-site security and dedicated maintenance staff. Rail and barge access available. Foreign Trade Zone qualified.

Building Type:	Warehouse & Distribution
Available SF:	75,600
Total SF:	259,200
Number of Stories:	1
Ceiling Peak:	22 Ft.
Ceiling Eaves:	14 Ft.
Expandable:	Yes
Zoning:	Industrial-Heavy
Site Size:	10 Acres
Year Built:	1948
Specialty Features:	Intermodal, Logistics Park, Riverport
Can Subdivide:	No
Within City Limits:	Yes
Construction Type:	Masonry
Floor Type:	Concrete-Reinforced
Lease Rate:	\$3.35
Lease Terms:	Modified Gross
Last Updated:	Jan 4, 2020

### Population



Source: ESRI®, 2020

### Households



Source: ESRI®, 2020

### Transportation

**Nearest Highway:** Route 3 (.75 mi.)

**Nearest Interstate:** I-70 (4.00 mi.)

**Nearest Airport:** St. Louis Downtown Airport (12.00 mi.)

**Nearest Commercial Airport:** Lambert-St. Louis International (15.00 mi.)

**Rail Served:** Other, Union Pacific Railroad

**Rail Type:** Active

**Rail Accessible:** Yes

**Rail Infrastructure in Place:** Yes

**Rail Contact:** Carl Yount

**Rail Contact Phone:** 314-328-8955

**Rail Contact Email:** cyount@respondekrailroad.com

**Short Line:** Port Harbor Railroad

**Barge Access Depth of Channel:** 9.00 ft.

**Barge Crane Capacity:** 250 tons

### Utilities

**Electric:** Ameren Illinois

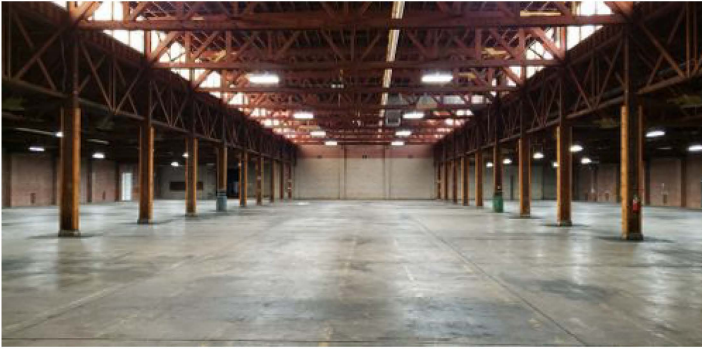
**Natural Gas:** Ameren Illinois

**Water:** Illinois American

**Sewer:** Granite City Regional Wastewater

**Telecommunications:** AT&T

## Property Images



Jim Alexander | Senior Vice President | AllianceSTL  
One Metropolitan Square | St. Louis, MO 63102 | (314) 444-1135 | [jalexander@alliancestl.com](mailto:jalexander@alliancestl.com)