

America's Central Port - Warehouse 3 (Rail-Served)

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

Available SF: 129,600 | Lease Rate: \$3.35 | Lease Terms: Modified Gross



Building Type:	Warehouse & Distribution
Available SF:	129,600
Total SF:	259,200
Number of Stories:	1
Ceiling Peak:	22 Ft.
Ceiling Eaves:	14 Ft.
Expandable:	Yes
Zoning:	Industrial-Heavy
Year Built:	1948
Specialty Features:	Intermodal, Logistics Park, Riverport
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Masonry
Floor Type:	Concrete-Reinforced
Lease Rate:	\$3.35
Lease Terms:	Modified Gross
Last Updated:	Apr 14, 2023

Property and Area Description

Located just 10 minutes north of downtown St. Louis lies a total 129,600 SF of rail served warehouse space available for lease. This listing describes the availability of Warehouse 3, Suites B, C, & D, each consisting of 43,200 SF of floor space. Each unit has a minimum of 2 Truck Doors and 2 Rail Doors, 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. As for location, Illinois Route 3, a four-lane, limited access highway connects the site to the region's interstate highway system (I-55, I-70, I-64 and I-44 to the south and I-270 and I-255 to the north). Local rail switching is provided 24/7, with same day service provided by the Port Harbor Railroad, a Class-III Shortline Railroad. With a direct connection to Terminal Railroad Association (TRRA), each warehouse tenant gains access to six of the seven Class-I rail carriers (BNSF, UP, CSX, NS, KCS, & CN). Warehouse doors, office space, restrooms, additional utility capacity, and other additions can be added based on the needs of each individual tenant. 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. Additional outside storage and office space is also available. Fenced industrial park setting with on-site security and dedicated maintenance staff. Rail and barge access available. Foreign Trade Zone, Small Business Hubzone, and Opportunity Zone qualified.

Population

	598,085 10 Mile Radius	1,615,723 20 Mile Radius	2,224,485 30 Mile Radius
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Source: ESRI®, 2025

Households

	273,899 10 Mile Radius	705,143 20 Mile Radius	944,199 30 Mile Radius
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Source: ESRI®, 2025

Economic Development Contact

Frank Papa

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Realtor/Owner Contact

Frank Papa

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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: Yes

Rail Served By: Union Pacific Railroad, BNSF Railway, CSX Transportation, Canadian National Railroad, Norfolk Southern Railway, CPKC Railway

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: 200 tons

Utilities

Electric: Ameren Illinois

Natural Gas: Ameren Illinois

Water: Illinois American

Sewer: Granite City Regional Wastewater

Telecommunications: AT&T