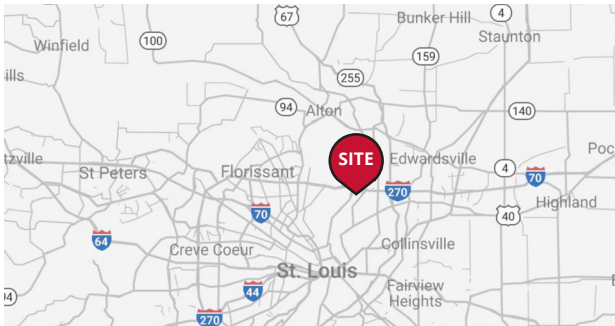


# FOR SALE OR LEASE

122 & 204-208 East Chain of Rocks Road  
Granite City, IL 62040

31.82 Acres | Call for Details



**Ben Cahill**  
314.785.7637 | [bcahill@paceproperties.com](mailto:bcahill@paceproperties.com)

**Dan Cahill**  
314.785.7639 | [dcahill@paceproperties.com](mailto:dcahill@paceproperties.com)

## PARCEL 1

8.93 Acres

Building 1: ~14,700 SF covered storage

Building 2: ~6,300 SF office space

+/- 8.5 Acres of existing concrete for outdoor storage use

Existing rail spur serviced by Alton & Southern Railway Co.

Excellent access to Highway 270

## PARCEL 2

22.89 Acres

Building 3: ~12,000 SF covered storage

Building 4: ~41,400 SF warehouse, includes some office space

Building 5: ~12,000 SF warehouse

Ample outdoor storage

Existing rail spur serviced by Alton & Southern Railway Co.

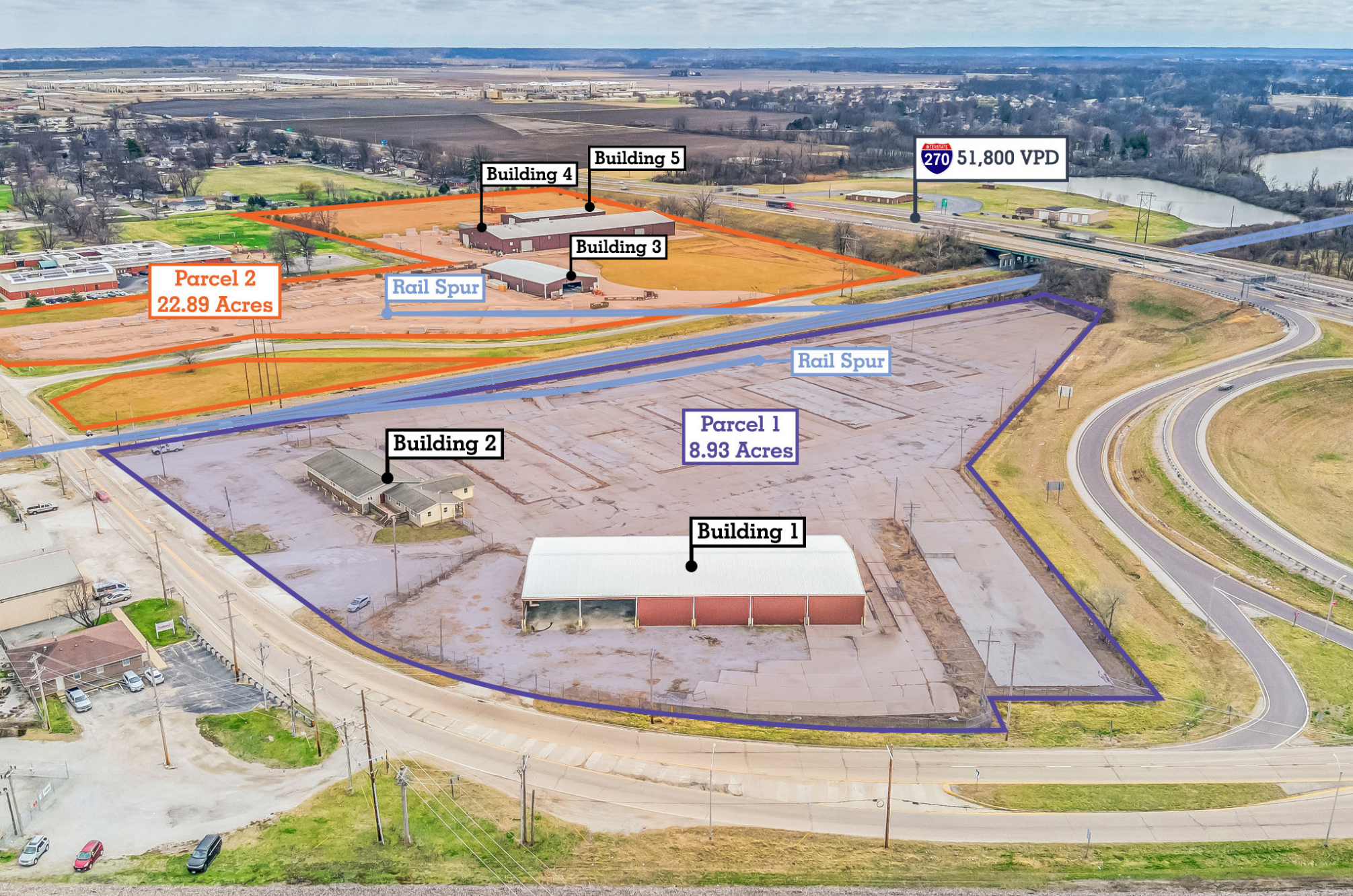
Highway visibility from Highway 270 with 51,800 VPD

[PACEPROPERTIES.COM](http://PACEPROPERTIES.COM) | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

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