

Southwestern Illinois Commercial Real Estate Transactions

The Illinois Business Journal is proud to publish commercial real estate transactions recently completed by commercial brokers across Southwestern Illinois.

BELLEVILLE

◆ South Belt Properties, LLC sold a 1,440-square-foot office building with fenced lot at 921 South Belt West to Ramierz Diversified Services, LLC. BARBERMURPHY represented the seller in this transaction.

CAHOKIA

◆ The Mississippi Land Trust No. 1 sold a 0.32-acre industrial site at Industrial Drive, Lot No. 4 to Robinson Mortuary Services, LLC . BARBERMURPHY represented both parties.

COLLINSVILLE

◆ Strader Investments Inc. leased a 2,700-square-foot retail space at 106 W. Main St. to Robert Hamm Jr. BARBERMURPHY represented both parties.

◆ Frost Horseshoe Lake, LLC sold a 2.81-acre development site on Horseshoe Lake Road, Lot 2, to Koerner Heritage, LLC.

BARBERMURPHY represented the buyer.

EDWARDSVILLE

◆ Edwardsville Town Center, LLC leased a 862-square-foot retail space at Trace Parkway Drive to Rocket Bowls Edwardsville, LLC. BARBERMURPHY represented the tenant.

◆ James D. Peters & Carl D. Peters Revocable Trust sold a 13.27-acre development site on Fruit Road to Loren P. & Jill V. King. BARBERMURPHY represented both parties.

FAIRVIEW HEIGHTS

◆ MRT, LLC leased a 4,000-square-foot retail building at 10890 Lincoln Trail to C.A. Jones, Inc. BARBERMURPHY represented both parties.

HERRIN

◆ Community First Bank of the Heartland sold a 14,536-square-foot former grocery store at 1501 South Park Ave. to MKLL,

LLC. BARBERMURPHY represented both parties.

MADISON

◆ Albi Express leased a 2,200-square-foot warehouse space at 3 Caine Drive, Madison to Newsome Trucking Inc. BARBERMURPHY represented the tenant.

◆ The City of Madison sold a 3.7-acre industrial development site at 615 Race St. to Emex Transportation, LLC. BARBERMURPHY represented both parties.

MARYVILLE

◆ Retail Place, LLC leased a 1,700-square-foot retail space at 2921 N. Center St. to Regional Finance Company of Illinois, LLC. BARBERMURPHY represented the landlord.

MILLSTADT

◆ Klemme Capital Investments leased a 10,500-square-foot warehouse at 605

South Mulberry St. to Minova USA, Inc. BARBERMURPHY represented both parties.

◆ East Washington Street Properties, LLC leased a 7,000-square-foot warehouse space at 600 South Breeze St. to Erica Homeyer, DBA K.E. Soul. BARBERMURPHY represented the lessor.

PONTOON BEACH

◆ Contegra Realty Group, LLC leased a 13,250-square-foot industrial space at 4200 Horseshoe Lake Road to Site One Landscape Supply, LLC. BARBERMURPHY represented the landlord.

SWANSEA

◆ The Marilyn Dahm Trust sold a 3.23-acre commercial development site at 4100 Sullivan Drive to The Shoppes at Green Mount, LLC dba The Cambridge House, Swansea. BARBERMURPHY represented both parties.

TRAINING

Continued from page 1

Stubblefield, state Rep. Katie Stewart, D-Edwardsville, and other local elected officials and leaders.

“It’s going to be a series of what we call short-term, electronic badges – short-term credentialing. We’ll do about six to 10 of these in about a six- to eight-week period. When they are done, they will end up being placed with area employers in one of those career paths,” Fuhrmann said. “We are working with the employers as we speak.”

Organizers are recruiting both dislocated workers and potential employers. Fuhrmann was not yet ready to reveal which companies they are working with.

“I think our concern is not going to be on the employer side, just from the initial conversations with employers. Ours is going to be with recruiting dislocated workers who are interested in achieving these credentials.”

There are plenty of such workers, he said, but the economic uncertainties of the virus have them slow to react.

“I think a lot of people think they will get called back where they were working. Some also are concerned about going out (during the virus). And the third batch have children at home doing home learning and they need to be home with them, and they are not searching for employment because of that priority.”

The program aims to teach short-term skills and get workers employed, but the program is bigger than the grant, Fuhrmann said.

“At some point in the future, the (workers) could end up anywhere along the education spectrum, from a GED or a high school through a master’s degree. They can also achieve these credentials to make them better for the company they are with.”

If all goes according to plan, the first cohort of 10 people would be in training this month and placed into employment in December or January.

“I think we’re confident we are going to be able to do this. In the Southwestern Illinois Economic Development Region, which are the nine counties with Madison anchored to the north and St. Clair to the south, if you look at the population base of those nine counties it’s between 600,000 and 700,000 and is the second-largest compared to the Chicago area,” Fuhrmann said.

Much of the SIUE-based training will be



Madison County Employment and Training Director Tony Fuhrmann, left, speaks to a gathering that included seated Congressmen Mike Bost, R-Murphysboro, right, and Rodney Davis, R-Taylorville, center. *IBJ photo/Dennis Grubaugh*

virtual. A part of it will be hands-on with equipment purchased by SIUE as part of the grant, he said.

The program would be of special benefit to area companies like MilliporeSigma, Pfizer, Bayer and Prairie Farms Dairy, as well as small- and medium-size businesses, officials said.

The program could lead participants to “living wage jobs in high-demand fields,” said Mary Ettling, director of Online and Education Outreach.

“This will mesh well with SIUE’s existing programs. Now more than ever it’s critical for higher education to provide students with flexible pathways ... in person or virtually.”

“Micro credentialing” has been in development in recent years by SIUE.

The project itself was stepped up by the pandemic.

“Our team stepped up to the challenge,” Ettling said, citing among others Dr. Bob Dixon and Dr. Kevin Tucker, faculty in the Department of Chemistry, who are working to connect the university’s resources with the community workforce needs on the innovative program. Courtney Breckenridge, an SIUE credentialing specialist in the Office of Educational Outreach, helped bring state and local groups together.

Madison County Chairman Kurt Prenzler said the pandemic has laid waste to the local workforce.

In February 2020, the month before COVID-19 took hold in spring, some

729 residents filed initial claims for unemployment benefits.

In April, the first full month after the shutdown, more than 8,000 county residents filed such claims, he said.

There has been improvement as the economy partially reopened but in August there were still 1,600 filings. From March through August, there were 26,000-plus such claims filed.

Rick Stubblefield, director of the St. Clair County Intergovernmental Grants

Department, said regional collaboration of the two counties has been recognized multiple times at state and federal levels for its success and is being modeled in other areas.

This particular grant, Stubblefield said, give employers a chance to bring new people in and employees to potentially try a new field.

From the badging and credentialing, people can move on to further education and training, he said.

“We’re already working with NCERC (the ethanol center) on apprenticeship programs and this could shift people into that,” he said.

He, too, agreed that the dislocated workers are harder to come by, in part because of the unemployment benefits that have kept them from actively looking for other work.

Still, “this is really a great time for people to look at new careers. Maybe people who have been in the service industries. Hotels and that. If you have an opportunity to come to work at NCERC and can get into some of those production fields, that could become a long-term career situation,” Stubblefield said.

To learn more about the project, including employer partnership or for details on how to apply, contact Madison County Employment and Training Department at (618) 296-4445.

LOCATE A LAWYER

Want to appear here?

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