

# 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

- ASKB LLC d/b/a 144 Lincoln Place Court, LLC leased 1,280 square feet of retail/office space at 114 Lincoln Place Court to Patrick Baker. Kunkel Commercial Group represented the landlord and tenant.

## ◆ CENTRALIA

- Dan Gordon purchased a 7,000-square-foot retail building at 803 N. Elm St. from Dan Black. BARBERMURPHY represented both parties in this transaction.

## ◆ COLLINSVILLE

- John F. Gerdes sold 15.58 acres at Eastport Plaza Drive to Eastport Commerce Center, LLC. Kunkel Commercial Group represented the seller.

- The Westview LP renewed a 500-square-foot office suite lease at 183 Ramada Blvd. BARBERMURPHY represented the landlord.

- Steinman Insurance Agency leased a 1,000-square-foot office suite at 210 Regency Centre Road from DMO Properties, LLC. BARBERMURPHY represented the landlord.

- Retail Place, LLC., purchased a 58,901-square-foot, fully leased multi-tenant building at 100 Eastport Plaza Drive from Lanter Business Park, LLC. BAR-

BERMURPHY represented both parties.

## ◆ DUPO

- Goat Trucking, LLC., purchased three acres at 257 Coulter Road from Midendorf Industrial Group, LLC. BARBERMURPHY represented both parties.

## ◆ EAST ST. LOUIS

- MCQ Family Inc. sold a 6,504-square-foot retail building at 8700 State St. to Craig A Smith. Kunkel Commercial Group represented the seller and purchaser.

## ◆ EDWARDSVILLE

- McCracken Law Firm, LLC., leased a 1,000-square-foot office space at 1 County Club View Drive from Ralesa Financial & Development, LLC. BARBERMURPHY represented both parties.

## ◆ FAIRVIEW HEIGHTS

- SGM Properties, LLC., purchased a 3,115-square-foot retail building at 5500 N. Illinois St. from MBJP Enterprises, LLC. BARBERMURPHY represented the seller.

- DRS Development, LLC., purchased a 57,417-square-foot former assisted living facility at 120 South Ruby Lane from Don M. Samson, trustee in bankruptcy for Charles Gardens, LLC. BARBERMURPHY represented the seller.

## ◆ GODFREY

- Eastland Properties, LLC., purchased a 0.82-acre commercial lot at 5601 Godfrey Road from Daryl Buder. BARBERMURPHY represented both parties.

## ◆ GRANITE CITY

- FoCamSki LLC., purchased an eight-unit apartment complex at 3323-3329 Country Place Lane. BARBERMURPHY represented the seller.

- Granite City Wrestling Association leased a 2,243-square-foot retail space at 1300 Schaefer Road Suite I from Granite Sands Realty LLC. BARBERMURPHY represented both parties.

## ◆ HIGHLAND

- Properties of IPT, LLC., purchased a 5,183-square-foot truck/auto repair facility at 1142 New Trenton Road from Community Properties Dev. LLC. BARBERMURPHY represented the seller.

## ◆ MASCOUTAH

- Shona Bia Inc. sold a 1,606-square-foot restaurant at 1300 W. Main St. to Boundless Real Estate. BARBERMURPHY represented the seller.

## ◆ MOUNT VERNON

- Mt. Vernon TV & Appliance Center Inc. purchased a 10,800-square-foot office/warehouse at 9286 East Bellevue

Road from Wilbur-Ellis Company. BARBERMURPHY represented both parties.

- Magnum Real Estate II, LLC., purchased a 24,000-square-foot office/warehouse at 2400 Fountain Place from Winfield Solutions, LLC. BARBERMURPHY represented both parties.

## ◆ O'FALLON

- Emiley, LLC, an Illinois limited liability company sold a 1,120-square-foot former frozen custard shop and business retail building at 406 West Highway 50 to Golden Wolf Homes LLC, an Illinois limited liability company. Kunkel Commercial Group represented the purchaser. BARBERMURPHY represented the seller.

## ◆ SWANSEA

- Macaluso General Maintenance and Property Management LLC, an Illinois limited liability company leased 4,000 square feet of professional office medical space at 4932 Benchmark Center to Provider Plus Inc., a Missouri corporation. Kunkel Commercial Group represented the landlord.

- JPTS Properties, LLC., purchased a 3,276-square-foot former medical office condo at 7 Park Place A from Dr. Panduranga Kini along with Regions Morgan Keegan Trust. BARBERMURPHY represented the seller.

## TRAINING

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Front line staff are considered personnel who are in key, nonmanagement roles with the potential to move up.

The key players in the program are Madison County Employment and Training; St. Clair County Intergovernmental Grants Department - Workforce Development Group; Lewis and Clark Community College in Godfrey; Kaskaskia College; Southwestern Illinois College in Belleville; and Southern Illinois University Edwardsville.

The training consists of four, eight-hour days. It is taken one day a week over a four-week period.

Tony Fuhrmann, director of Madison County Employment and Training, said the first group, 20 people, has now been trained, and recruitment is underway for future classes.

But it's slow going, as companies find it hard to manage the time off for workers, even when it's to their mutual benefit.

"What we're running into, businesses can't afford to let people go for

four Fridays in a row, eight hours at a time. They are just trying to survive the day," Fuhrmann said. As a result, more remote training is being used, instead of in-person instruction.

Some \$200,000 of the \$330,000 grant goes toward training. The county was also able to hire a sector recruitment coordinator (Justin Jackson), who works with all entities in the mix and is effectively a salesman for the program.

Three companies participated in the first round of training. They included Geodis, a logistics company with some 13 warehouses in the area; Gilster-Mary Lee, a food manufacturer in Chester; and Tiger Plumbing, which operates in Metro East.

"Everyone thought there were concepts/ideas that they could take back and use on a day-to-day basis," Gilster-Mary Lee said regarding the training, which comes at no cost to the employer and is available in a nine-county region.

Supporters would like to start new, four-week training sessions

every two weeks, meaning overlapping sessions, which would allow the four educational institutions to better rotate in and out of sessions.

While not related to the training, an event specific to supply chain issues was being planned for April 5 at Gateway Center in Collinsville. It was set to feature companies that have automated equipment on display and was to involve companies that deal with various modes of transportation, including rail, air and highway.

From the beginning, supporters have wanted to offer a "a continuum of opportunities in the supply chain area," Fuhrmann said, with programs that serve a wide variety of potential management types, from an individual who still needs a GED on up.

"The vision is still the same, and the way the group has worked together has been pretty impressive," he said. "I've said before this is very unique, and I stand by that."

He called the collaboration with

the schools "a beautiful partnership."

The whole concept of the joint training effort is to set the region apart and give businesses more reason to move to Southwestern Illinois. But a larger purpose is being served: With the growth of the "logistics valley" in Edwardsville/Pontoon Beach and similar projects envisioned in O'Fallon, Dupo and Jerseyville, the big concern is meeting the demand for workers. That means working now to train the future work force, starting as young as possible.

The involved schools offer a good mix of resources. SWIC, for instance, offers a five-day supply chain certificate. Lewis and Clark College offers truck-driving and welding training, and SIUE now has a specialization in supply chain in its management program.

For more information contact Justin Jackson with Madison County Employment and Training at (618) 296-4533 or [jajackson@co.madison.il.us](mailto:jajackson@co.madison.il.us)



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