

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.

◆ **ALTAMONT**

- Mathias Real Estate Holdings sold a 35,620-square-foot Industrial Building at 4 Do It Dr. to Heartland Altamont II, LLC. BARBERMURPHY represented the Seller.

◆ **BELLEVILLE**

- Madison Acquisitions Inc. sold a 4,200-square-foot Retail Building at 3800 West Main St. to Brian Lynch. BARBERMURPHY represented the Seller.
- 772 Carlyle Ave., LLC sold a 2,443-square-foot Retail Building at 772 Carlyle Ave. to Turbo Restaurant Management, LLC. BARBERMURPHY represented the Seller.
- Thomas James and Kristen James sold an 8-unit apartment complex at 2515 Lebanon Road to Green Door Apartments II, LLC. KUNKEL COMMERCIAL GROUP represented the Buyer.

◆ **COLLINSVILLE**

- Greg Grinter leased a 2,986-square-foot Office Suite at 9 Gateway Dr. to Caleb Wilson, dba Caleb Healthy Homes, LLC. BARBERMURPHY represented both parties.
- Revive Church sold 1 acre of Commercial Land at 1105 Belt Line Rd. to Anderson Hospital. BARBERMURPHY represented both parties.
- Cowlen Properties, LLC, a Missouri

limited liability company leased 3,100 square feet of Professional Office Space at 103 Lanter Court to Walker-Miller Energy Services. KUNKEL COMMERCIAL GROUP represented the Landlord.

◆ **EAST ST. LOUIS**

- Fresh Warehousing sold a 90,000-square-foot Industrial Property at 2701 Converse Ave. to Frank Meyer. BARBERMURPHY represented both parties.

◆ **EDWARDSVILLE**

- Fireside Financial, LLC. leased a 200-square-foot Office Suite at the Bohm Building to The Standard. BARBERMURPHY represented both parties.
- Fireside Financial, LLC. leased a 276-square-foot Office Suite at the Bohm Building to Solution Roofing, LLC. BARBERMURPHY represented both parties.
- Cleveland Health Restaurant renewed 3,000 square feet at 102 North Main St. BARBERMURPHY represented both parties.
- Eville Commercial, LLC. leased a 1,619-square-foot Office Space at 100 E Park St. to Heritage HVAC, LLC. BARBERMURPHY represented both parties.
- Alpha Omega Development Company sold a retail lot to Christian Brothers Automotive Corporation. COLDWELL BANKER COMMERCIAL BROWN

REALTORS represented the seller.

◆ **FAIRVIEW HEIGHTS**

- Cary Steffens leased a 2,200-square-foot Retail Space at 101A Frey Ln. to Sunketkumar Patel. BARBERMURPHY represented both parties.
- HMC Trust sold 2.18 Acres at 5305-5315 North Illinois St. to Yano Land Trust. BARBERMURPHY represented the Buyer.
- HMC TRUST sold a 1.38 Redevelopment site at 5315 N IL to The Yenoh Land Trust. KUNKEL COMMERCIAL GROUP represented the Seller.

◆ **MARYVILLE**

- Hometown Family Properties Inc. leased a 1,268-square-foot Office Space at 2300 S Center Dr. to G & W Engineering. BARBERMURPHY represented the Landlord.
- KCCO, Inc. leased a 1,300-square-foot Office Space at 2201 N Center St. to The Insurance Alliance, LLC. BARBERMURPHY represented both parties.

◆ **MILLSTADT**

- East Washington Street Property, LLC sold a 1 Acre tract of land at 500 East Washington St. to AG 159, LLC. BARBERMURPHY represented both parties.
- Klemme Capital Investments, LLC

leased a 4,000-square-foot Industrial Space at 1475 B & H Industrial Court to Precision Cutting and Coring, LLC. BARBERMURPHY represented the Landlord.

◆ **MT. VERNON**

- Magnum Steel Properties II, LLC. sold a 97,600-square-foot Warehouse at 121 Neon Dr. to Jung Properties, LLC. BARBERMURPHY represented both parties.

◆ **O'FALLON**

- Salvatore Viviano leased a 348-square-foot Executive Office Suite at 9 Eagle Center to Simplifying Beauty. BARBERMURPHY represented both parties.
- Guy Burrows sold 3.3 Acres of Commercial Land on Shiloh Valley Township Line Rd. to MidAmerica Construction Management Services2 LLC. BARBERMURPHY represented both parties.
- 12 IN DOCS INC. leased 563 square feet of Professional Office Space at 784 Wall Street, Suite B, to Trucking Management Inc. KUNKEL COMMERCIAL GROUP represented the Landlord and Tenant.
- Cambridge Plaza, LLC leased 6,149 square feet of Retail Space at 705 Cambridge Blvd. to Impact Fitness LLC DBA F45 Training. KUNKEL COMMERCIAL GROUP represented the Landlord.

Groundbreaking marks start of new fire station construction for Edwardsville

A groundbreaking was held Tuesday, Nov. 29, to kick off construction of the East Fire Station, a facility that will help the City of Edwardsville fulfill its long-term plan to ensure far-reaching, emergency medical and fire services for its growing population.

The East Fire Station is being built on two acres of land at 7407 Governors Parkway, near the Interstate 55 corridor, an area that has seen tremendous residential and commercial growth.

Mayor Art Risavy was joined at the event by aldermen, Chief James Whiteford and Fire Department staff, City officials and area business representatives involved in the planning and construction of the facility.

Even though site work and construction have only begun, the mayor and Whiteford both noted that the plan to build a new fire station dates back more than a decade, and had the full support of multiple mayors, City Councils, fire chiefs and others.

“I know that everyone involved recognizes the significance of the East Fire



Rendering of Edwardsville’s planned new East Fire Station, slated to open in Nov. 2023 (Courtesy City of Edwardsville)

Station to the City, to its residents, its businesses and its visitors,” the mayor said.

The \$5.1 million East Fire Station, being built by Morrissey Construction, is expected to open in November 2023. It will include 8,400 square feet of space, environmentally features such as solar panels to offset electricity costs, and three double bays to house multiple trucks and ambulances.

The facility will continue a three-station strategy for the Edwardsville Fire Department. The City’s other two stations in-

clude the Public Safety Building at 333 S. Main Street, which serves as the police and fire headquarters; and the Campus Fire Station, 783 Northwest University Drive, at Southern Illinois University Edwardsville.

The East Fire Station will replace Station 2 on Montclair Avenue, a smaller facility built in 1969 that lacks the

needed infrastructure for evolving high-tech emergency response capabilities.

The location of the new station came about as part of a 2015 service area study that considered response times, projected population growth and density, and expected future development. For years, the City has been shifting rapidly from its former north-south orientation to east-west growth, Whiteford said, and the City’s three stations will be strategically positioned to efficiently serve that entire area.

The Bank of Madison County, a division of the Bank of Belleville, partnered with the City to issue \$6.87 million in general obligation bonds covering the cost of the facility, a new aerial ladder firetruck and improvements to the Campus Fire Station. The bonds are to be paid over 20 years through the quarter-cent public safety sales tax authorized in 2014 to support the City’s police and fire services.

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