

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

5 COMMERCE DRIVE, FREEBURG, IL 62243

BIDDING CLOSES: 5PM ~ THURSDAY, JANUARY 15, 2026



618-234-8751

**Adam Jokisch
Mobile (618) 530-8751**

VIEWING: THURSDAY, JANUARY 8 ~ 12-1PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

**8,400± SF
MULTI USE BUILDING
& 2,500± SF WORKSHOP
ZONED I-2, INDUSTRIAL
0.99± ACRES**

0.99+/- Ac

Lines are approximate.



GENERAL INFORMATION & AUCTION TERMS



0.99± ACRES

TOTAL LOT SIZE

I-2 INDUSTRIAL

ZONING

10,920± SF

TOTAL SF

\$13,949

TOTAL '24 TAXES

Well-maintained 10,920± SF light industrial office/warehouse facility zoned I-2, Industrial and located in the Freeburg Industrial Park. Situated on approximately 0.99± acre, the property includes an 8,400± SF climate-controlled main building with private offices, multiple production rooms, kitchenette, and restrooms. A secondary 2,520± SF clear-span steel building highlighted by a poured concrete floor, has water onsite and is heated and insulated, providing excellent additional storage or shop space. Features include a new roof installed on the main building in November 2025, two drive-in overhead doors, 3-phase electric, compressed air lines, and approximately eighteen on-site parking spaces. Property offers flexibility for owner-user or investor. Convenient access to the St. Louis metro area and regional transportation routes. Whether you are looking to start or expand a commercial operation this property truly checks all the boxes with multi-use potential and convenient accessibility!

PARCEL NUMBER

P.I.N	Size	Amount
14-31.0-227-003	0.99± AC	\$13,949



Terms: \$10,000 Down Day of Sale on Real Estate
Balance Due in 30 Days 6% Buyers Premium
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

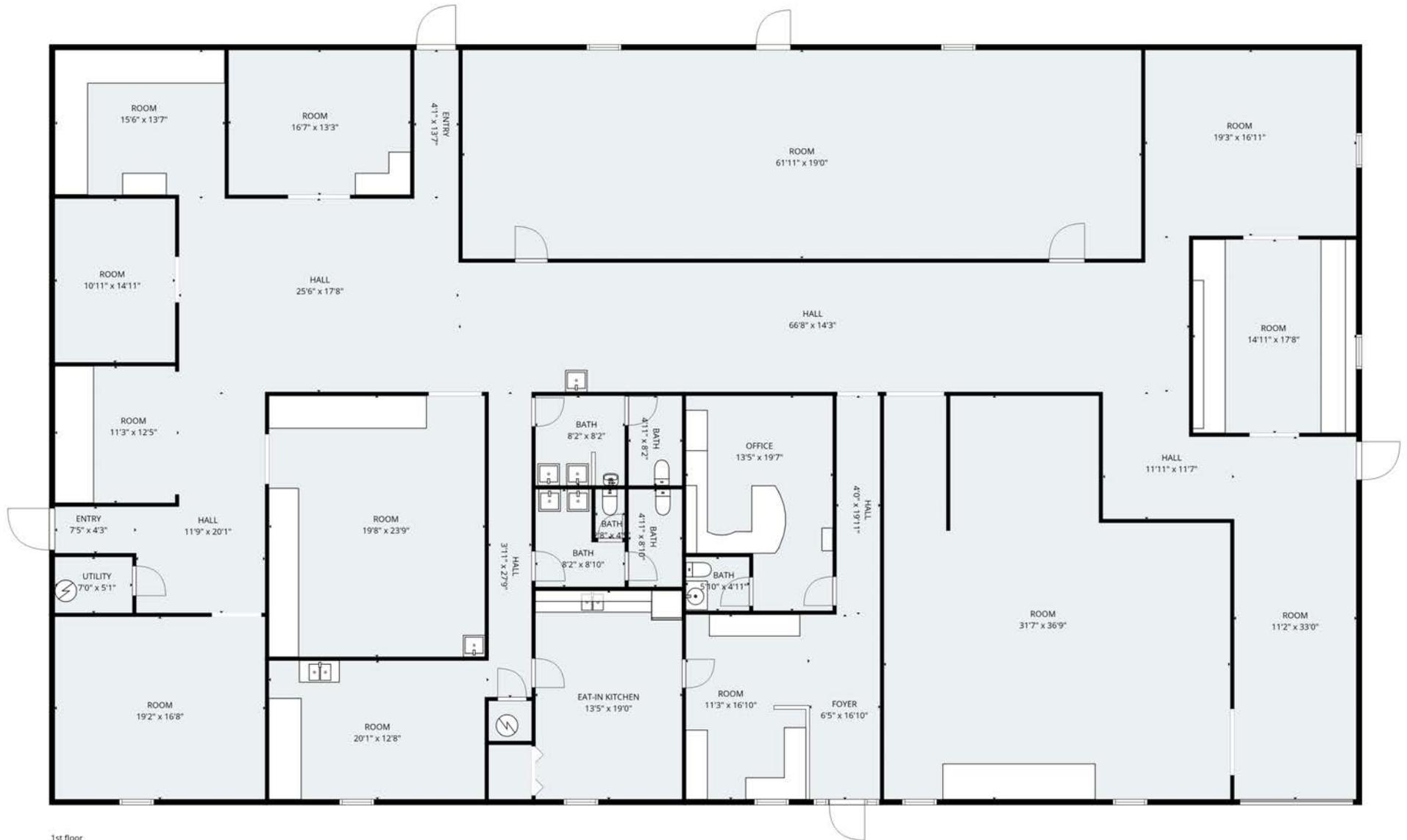
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

ADDITIONAL PROPERTY PHOTOS



ADDITIONAL PROPERTY PHOTOS

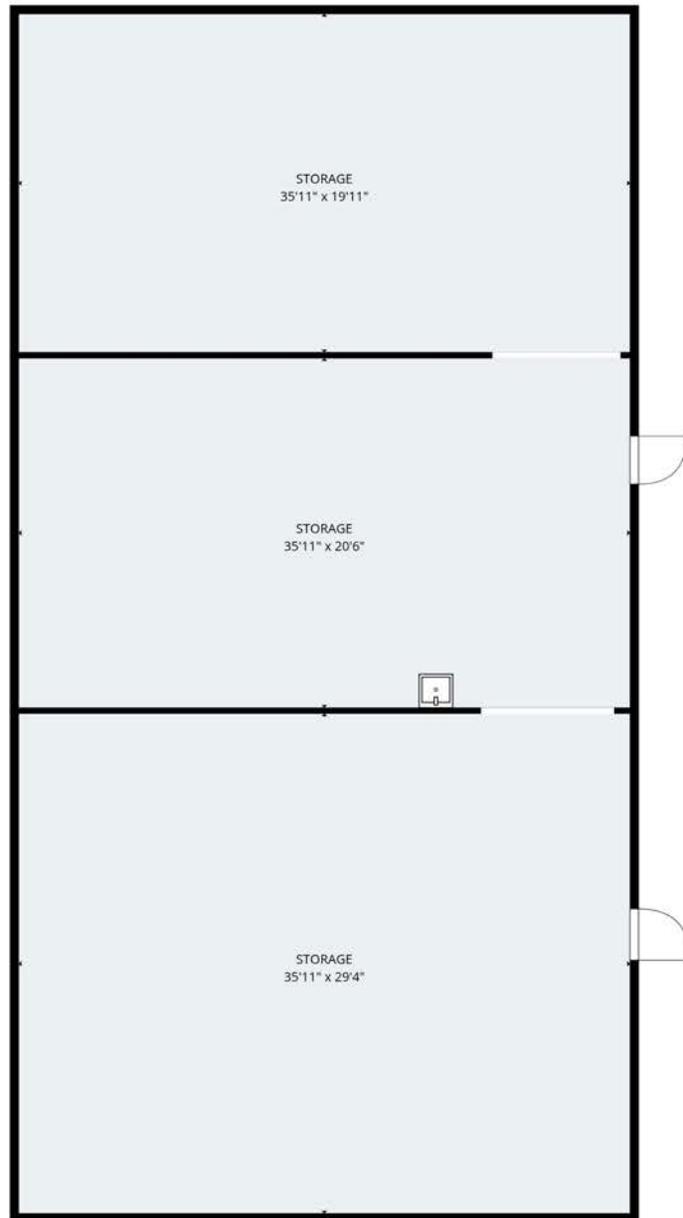




1st floor

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.





1st floor

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