

2,000 SF Office/Warehouse for Lease

5115 Lake Terrace, Mt. Vernon, Illinois 62864
Jefferson County

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Property Description

Office/Warehouse

2,000 SF Office/Warehouse built in 2021. 1,400 SF Warehouse Space with 600 SF of Office Space and (1) 8'x9' Drive-In Door.

8.64 Total Acres with 1/2 Acre Rocked and Fenced.

Lease Rate: \$1,500/Month, NNN

Also for Sale: \$190,000

Basic Details

Listing No:	2436
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	2,000 Sqft.
Lot Size (Acres):	8.64 Acre(s)
Lease Rate:	\$1,500.00 Per Month

Square Foot Information

Building Total Sqft:	2,000 Sqft.
Direct Lease:	2,000 Sqft.
Office:	600 Sqft.
Warehouse:	1,400 Sqft.
Min Divisible Sqft:	2,000 Sqft.
Max Contiguous Sqft:	2,000 Sqft.

Facility Information

Drive-In Doors:	1
Drive-In Door Size:	8'x9'
Heating:	Throughout
Cooling:	Office
Insulated:	Yes
Lighting:	Fluorescent
Men's Restroom:	Yes
Shower:	Yes
Yard:	0.50
Extra Land:	7 Acres

Structural Data

Year Built:	2021
Clearance Min:	12 ft
Clearance Max:	12 ft
Bay Spacing:	Clear Span
Style:	Wood Frame
Roof:	Metal
Exterior:	Metal
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Utility Information

Water Provider:	City of Mt. Vernon
Water Provider Location:	On Site
Sewer Provider:	City of Mt. Vernon
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	200
Phase:	Single
Low Volts:	120

Property Information

Parcel No:	06-27-276-015
Zoning:	General Industrial
Zoning By:	City of Mt. Vernon
Prior Use:	Vehicle Recovery
Parking:	8
Parking Surface Type:	Asphalt & Rock
Property Tax:	\$1,228.78
Tax Year:	2022

Land Measurements

Acres:	8.64 Acre(s)
Frontage:	320 ft
Depth:	1,176 ft

Transportation

Interstate:	I-64 & I-57 (1.5 Miles)
Rail:	N/A
Barge:	N/A
Airport:	Mt. Vernon Airport (10 Miles)