

## 36,600 SF Industrial Manufacturing Facility on 9.4 Acres

450 East Illinois Street, Benton, Illinois 62812  
Franklin County

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### Basic Details

Listing No:	2722
Sale Or Lease:	For Sale
Property Type(s):	Industrial
Building Size (Sqft):	36,600 Sqft.
Lot Size (Acres):	9.40 Acre(s)
Total Sqft Available:	36,600 Sqft.
Sale Price:	\$850,000
Sale Price Per Sqft:	\$23.22

### Address

Country:	US
State:	IL
County:	Franklin
City:	Benton
Zipcode:	62812
Street Number:	450
Street:	East Illinois Street

### Square Foot Information

Building Total Sqft:	36,600 Sqft.
Total Sqft Available:	36,600 Sqft.
Office:	1,400 Sqft.
Warehouse:	35,200 Sqft.

### Facility Information

Drive-In Doors:	6
Drive-In Door Size:	14'
Overhead Cranes:	Yes
Overhead Crane Size:	1 Ton & 2 Ton
Heating:	Headed Warehouse
Cooling:	Office AC
Lighting:	LED
Men's Restroom:	Yes

Women's Restroom:	Yes
Ventilation:	Yes
Compressed Air:	Yes

## Property Information

Parcel No:	08-07-426-001
Zoning:	Industrial
Industrial Park:	Benton Industrial District
Enterprise Zone:	Yes
Parking:	60
Parking Surface Type:	Rocked
Property Tax:	\$7,293.13
Tax Year:	2021

## Structural Data

Year Built:	1974
Rehab Year:	2010
Clearance Min:	18 ft
Clearance Max:	24 ft
Roof:	Metal
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

## Land Measurements

Acres:	9.40 Acre(s)
Frontage:	684 ft
Depth:	619 ft

## Utility Information

Water Provider:	City Served
Sewer Provider:	City Served
Gas Provider:	Ameren IL
Electric Provider:	Ameren IL
Phase:	3

## Transportation

Interstate:	IL-57
Rail:	Union Pacific Railroad
Airport:	Benton Municipal Airport