

8,000 SF Warehouse Building

900 S 45th St, Mt. Vernon, Illinois 62864
Jefferson County

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Basic Details

Listing No:	3235
Sale Or Lease:	For Lease
Building Size (Sqft):	8,000 Sqft.
Lot Size (Acres):	0.96 Acre(s)
Lease Rate:	\$5.00 Per Sqft
Lease Type:	Modified Gross
Net Charges:	\$1.18

Address

Country:	US
State:	IL
County:	Jefferson
City:	Mt. Vernon
Zipcode:	62864
Street Number:	900
Street:	S 45th
Street Suffix:	St

Square Foot Information

Building Total Sqft:	8,000 Sqft.
Warehouse:	8,000 Sqft.
Min Divisible Sqft:	8,000 Sqft.
Max Contiguous Sqft:	8,000 Sqft.

Facility Information

Truck Dock:	1
Truck Dock Size:	7'x8'
Drive-In Doors:	4
Drive-In Door Size:	12'x10'
Heating:	Gas Furnace
Insulated:	Yes
Lighting:	Fluorescent
Men's Restroom:	Yes
Women's Restroom:	Yes
Yard:	0.96 Acres

Property Information

Parcel No:	06-35-251-002
Zoning:	B-2
Parking:	30
Tax Year:	2024

Land Measurements

Acres:	0.96 Acre(s)
Frontage:	249 ft
Depth:	0.01 ft

Structural Data

Year Built:	1980
Clearance Min:	12 ft
Clearance Max:	14 ft
Bay Spacing:	Clear Span
Roof:	Steel
Exterior:	Steel
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Utility Information

Water Provider:	City of Mt. Vernon
Water Provider Location:	Along 45th St.
Sewer Provider:	City of Mt. Vernon
Sewer Provider Location:	Along 45th St.
Gas Provider:	Ameren
Gas Provider Location:	Along 45th St.
Electric Provider:	Ameren
Electric Provider Location:	Along 45th St.