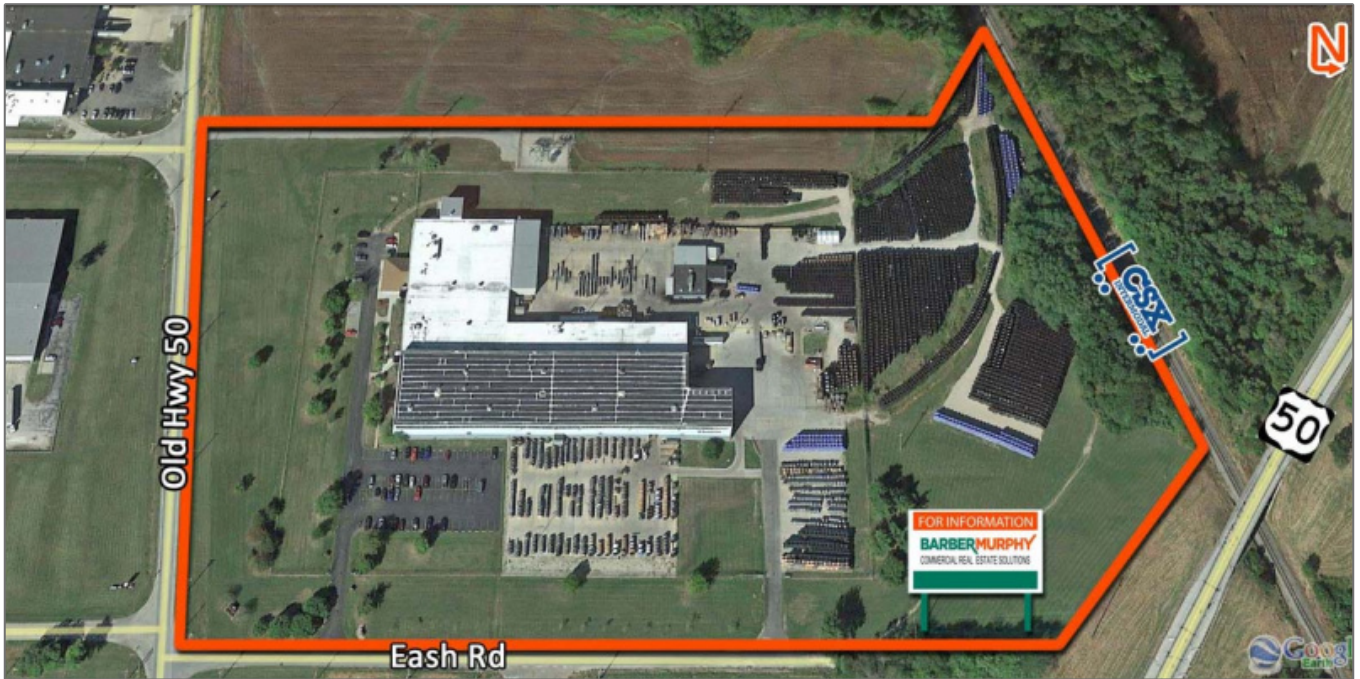


## Crane Served Heavy Manufacturing Facility

11037 Old Hwy 50, Flora, Illinois 62839  
Clay County

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### Property Description

#### Crane Served Heavy Manufacturing Facility with Heavy Power

Former Heavy Manufacturing facility with two 25 ton overhead cranes, paved & secured outside storage, lots of power spread throughout the building, heavy, reinforced concrete floors, extra acreage included, rail is adjacent, spur and switch have been removed. Office areas in very good condition. Completely enclosed truck dock area able to service box trailers and flatbeds using overhead crane loading.

**Sale Price: \$1,800,000**

#### Basic Details

Listing No:	2116
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Industrial - Crane Served
Building Size (Sqft):	118,000 Sqft.
Total Sqft Available:	118,000 Sqft.
Sale Price:	\$1,800,000
Sale Price Per Sqft:	\$15.26

#### Square Foot Information

Building Total Sqft:	118,000 Sqft.
Total Sqft Available:	118,000 Sqft.
Office:	5,600 Sqft.
Warehouse:	112,400 Sqft.
Min Divisible Sqft:	118,000 Sqft.
Max Contiguous Sqft:	118,000 Sqft.

## Facility Information

Truck Dock:	6
Truck Dock Size:	8'x9'
Dock Levelers:	Yes
Capacity:	30,000 lbs
Drive-In Doors:	7
Drive-In Door Size:	12'x14', 12'x16', 12'x20'
Overhead Cranes:	Yes
Overhead Crane Size:	(2) 25 Ton, (1) 2 Ton
Heating:	Yes
Cooling:	Yes - Office Only
Insulated:	Yes
Sprinklers:	Yes
Lighting:	LED
Skylights:	Yes
Men's Restroom:	Yes
Women's Restroom:	Yes
Shower:	Yes
Ventilation:	Yes
Yard:	Rock
Extra Land:	33.48

## Structural Data

Year Built:	1968
Rehab Year:	1974
Clearance Min:	20 ft
Clearance Max:	35 ft
Bay Spacing:	40'x60'
Style:	Steel Superstructure
Roof:	Membrane
Exterior:	Metal, Block, Glass
Floors:	1
Floor Type:	Concrete
Floor Thickness:	12"
Floor Drains:	Yes

## Utility Information

Water Provider:	City of Flora
Water Provider Service:	6"
Water Provider Location:	At Building
Sewer Provider:	City of Flora
Sewer Provider Service:	6"
Sewer Provider Location:	At Building
Gas Provider:	City of Flora
Gas Provider Service:	2" - 27lb Pressure
Gas Provider Location:	At Building
Electric Provider:	Ameren IL

## Property Information

Parcel No:	1130200008; 17
Zoning:	I-2
Zoning By:	City of Flora
Industrial Park:	Flora Industrial Park
Prior Use:	Aluminum Cable MFG
Enterprise Zone:	Yes
Parking:	90
Parking Surface Type:	Asphalt
Property Tax:	\$69,306.66
Tax Year:	2017

## Land Measurements

Acres:	60.01 Acre(s)
Frontage:	2,800 ft
Depth:	1,400 ft

## Transportation

Interstate:	Hwy 50; I-57
Rail:	CSX - Adjacent
Airport:	Flora Municipal Airport

Electric Provider	At Building
Location:	
AMPS:	2,500
Phase:	3
Low Volts:	120
High Volts:	480