

106,200 SF Warehouse for Sale

1915 Schram Ave, Hillsboro, Illinois 62049
Montgomery County

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Basic Details

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|-----------------------|---------------|
| Listing No: | 2647 |
| Sale Or Lease: | For Sale |
| Property Type(s): | Industrial |
| Building Size (Sqft): | 106,200 Sqft. |
| Lot Size (Acres): | 4.45 Acre(s) |
| Total Sqft Available: | 106,200 Sqft. |
| Sale Price: | \$950,000 |
| Sale Price Per Sqft: | \$8.95 |

Address

| | |
|----------------|------------|
| Country: | US |
| State: | IL |
| County: | Montgomery |
| City: | Hillsboro |
| Zipcode: | 62049 |
| Street Number: | 1915 |
| Street: | Schram |
| Street Suffix: | Ave |

Square Foot Information

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|----------------------|---------------|
| Building Total Sqft: | 106,200 Sqft. |
| Direct Lease: | 76,200 Sqft. |
| Office: | 1,200 Sqft. |
| Warehouse: | 105,000 Sqft. |
| Min Divisible Sqft: | 106,200 Sqft. |
| Max Contiguous Sqft: | 106,200 Sqft. |

Facility Information

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|---------------------|---------|
| Truck Dock: | 2 |
| Truck Dock Size: | 8'x10' |
| Drive-In Doors: | 2 |
| Drive-In Door Size: | 14'x20' |
| Heating: | Office |
| Cooling: | Office |
| Lighting: | T-5 |
| Men's Restroom: | Yes |
| Women's Restroom: | Yes |
| Shower: | Yes |

Property Information

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|-----------------------|-------------------------|
| Parcel No: | 17-06-376-010 |
| Zoning: | Industrial |
| Zoning By: | City of Schram |
| Prior Use: | Steel Pipe Distribution |
| Enterprise Zone: | Yes |
| Environmental: | Yes |
| Parking: | 15 |
| Parking Surface Type: | Rocked |
| Property Tax: | \$12,925 |
| Tax Year: | 2020 |

Land Measurements

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|-----------|--------------|
| Acres: | 4.45 Acre(s) |
| Frontage: | 990 ft |
| Depth: | 212 ft |

Transportation

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|-------------|------------------------------------|
| Interstate: | I-55 (12 Miles) |
| Rail: | Norfolk Southern (Adjacent) |
| Barge: | N/A |
| Airport: | Litchfield Municipal (12 Miles) |

Structural Data

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|------------------|---------------------|
| Year Built: | 1930 |
| Rehab Year: | 2019 |
| Clearance Min: | 25 ft |
| Clearance Max: | 28 ft |
| Bay Spacing: | 20' & 40' |
| Style: | Steel Frame |
| Roof: | Metal |
| Exterior: | Metal |
| Floors: | 1 |
| Floor Type: | Reinforced Concrete |
| Floor Thickness: | 8" |

Utility Information

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|-----------------------------|----------------|
| Water Provider: | City of Schram |
| Water Provider Location: | On Site |
| Sewer Provider: | City of Schram |
| Sewer Provider Location: | On Site |
| Gas Provider: | Ameren IL |
| Gas Provider Location: | On Site |
| Electric Provider: | Ameren IL |
| Electric Provider Location: | On Site |
| AMPS: | 800 KVA |
| Phase: | 3 |
| Low Volts: | 120 |
| High Volts: | 480 |