35,000 SF Rail Served Industrial Building for Sale

1439 Cutler Trico Rd, Cutler, Illinois 62238
Perry County

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Basic Details

Listing No:	2455
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Industrial - Rail Served
Building Size (Sqft):	35,000 Sqft.
Lot Size (Acres):	125 Acre(s)
Sale Price:	$5,000,000

Address

Country:	US
State:	IL
County:	Perry
City:	Cutler
Zipcode:	62238
Street Number:	1439
Street:	Cutler Trico
Street Suffix:	Rd

Square Foot Information

Building Total Sqft:	35,000 Sqft.
Office:	7,500 Sqft.
Warehouse:	27,500 Sqft.

Facility Information

Truck Dock:	1
Truck Dock Size:	14'x14'
Dock Levelers:	Yes
Drive-In Doors:	6
Drive-In Door Size:	(5) 16'x14'; (1) 14'x14'
Heating:	Warehouse
Cooling:	Office
Insulated:	Yes
Lighting:	Metal Halide

Men's Restroom:	Yes
Women's Restroom:	Yes
Shower:	Yes
Ventilation:	Yes
Compressed Air:	Yes
Yard:	Partially Rocked
Extra Land:	100+ Acres

Property Information

Parcel No:	10-17-300-001
Zoning:	Industrial
Zoning By:	Perry County
Prior Use:	Frac Sands Coating Facility
Parking:	50
Parking Surface Type:	Concrete / Asphalt
Property Tax:	$100,991
Tax Year:	2019

Structural Data

Year Built:	2011
Clearance Min:	20 ft
Clearance Max:	70 ft
Bay Spacing:	Clear Span
Style:	Steel Frame
Roof:	Metal
Exterior:	Metal
Floors:	1
Floor Type:	Concrete
Floor Thickness:	8"-12"

Utility Information

Water Provider:	Well
Water Provider Location:	On Site
Sewer Provider:	Septic
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Egyptian Electric Cooperative
Electric Provider Location:	On Site
AMPS:	2500
Phase:	3
Low Volts:	120
High Volts:	480
Telecom Provider:	Charter/AT&T
Telecom Provider Location:	On Site

Transportation

Interstate:	I-57 (10 miles), I-64 (25 miles)
Rail:	Direct Access to CN & UP
Barge:	Kaskaskia Barge (30 miles)
Airport:	Mid America (40 miles)