

## Industrial Redevelopment - Former Hillsboro Glass Plant

1915 Schram Ave, Hillsboro, Illinois 62049  
Montgomery County

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### Basic Details

|                       |              |
|-----------------------|--------------|
| Listing No:           | 2467         |
| Sale Or Lease:        | For Sale     |
| Property Type(s):     | Industrial   |
| Building Size (Sqft): | 60,000 Sqft. |
| Lot Size (Acres):     | 11 Acre(s)   |
| Sale Price:           | \$500,000    |

### Address

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

### Square Foot Information

|                       |              |
|-----------------------|--------------|
| Building Total Sqft:  | 60,000 Sqft. |
| Total Sqft Available: | 60,000 Sqft. |
| Direct Lease:         | 60,000 Sqft. |
| Warehouse:            | 60,000 Sqft. |
| Min Divisible Sqft:   | 60,000 Sqft. |
| Max Contiguous Sqft:  | 60,000 Sqft. |

### Facility Information

|                     |         |
|---------------------|---------|
| Truck Dock:         | 8       |
| Truck Dock Size:    | 8'x8'   |
| Drive-In Doors:     | 1       |
| Drive-In Door Size: | 20'x20' |

## Property Information

|                  |                              |
|------------------|------------------------------|
| Parcel No:       | 17-06-376-015 & 014          |
| Zoning:          | Heavy Industrial             |
| Zoning By:       | Hillsboro                    |
| Prior Use:       | Former Hillsboro Glass Plant |
| Enterprise Zone: | Yes                          |
| Property Tax:    | \$10,000                     |
| Tax Year:        | 2019                         |

## Land Measurements

|           |            |
|-----------|------------|
| Acres:    | 11 Acre(s) |
| Frontage: | 2,292 ft   |
| Depth:    | 1,381 ft   |

## Transportation

|             |                          |
|-------------|--------------------------|
| Interstate: | I-57 (11 miles)          |
| Rail:       | Union Pacific (adjacent) |

## Structural Data

|                |                     |
|----------------|---------------------|
| Year Built:    | 1950                |
| Clearance Min: | 20 ft               |
| Clearance Max: | 30 ft               |
| Bay Spacing:   | Clear Span          |
| Style:         | Steel Frame         |
| Roof:          | Metal               |
| Exterior:      | Metal               |
| Floors:        | 1                   |
| Floor Type:    | Reinforced Concrete |

## Utility Information

|                             |                |
|-----------------------------|----------------|
| 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        |