

Food Grade Manufacturing Facility - Temperature Controlled

5901 IL Route 3, Waterloo, Illinois 62298
Monroe County

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Basic Details

Listing No:	2644
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Industrial - Temperature Controlled
Building Size (Sqft):	28,683 Sqft.
Lot Size (Acres):	9.20 Acre(s)
Total Sqft Available:	28,683 Sqft.
Sale Price:	\$1,500,000
Sale Price Per Sqft:	\$52.30

Address

Country:	US
State:	IL
County:	Monroe
City:	Waterloo
Zipcode:	62298
Street Number:	5901
Street:	IL Route 3

Square Foot Information

Building Total Sqft:	28,683 Sqft.
Office:	1,000 Sqft.
Warehouse:	27,683 Sqft.
Min Divisible Sqft:	8,000 Sqft.
Max Contiguous Sqft:	20,683 Sqft.

Facility Information

Truck Dock:	8
Truck Dock Size:	8'x8'
Dock Levelers:	Yes
Drive-In Doors:	1
Drive-In Door Size:	10'x10'
Heating:	Yes
Cooling:	Yes
Insulated:	Yes

Lighting:	Fluorescent/LED
Men's Restroom:	Yes
Women's Restroom:	Yes
Shower:	Yes
Ventilation:	Yes
Compressed Air:	Yes
Extra Land:	6.0
Additional Facility Information:	30,000 Gallon Propane Tank on Site. Septic System with lagoon for waste water treatment.

Property Information

Parcel No:	11-17-100-005-000; 006-000, 11-17-117-026-000
Zoning:	Industrial
Zoning By:	Monroe County
Prior Use:	Imo's Pizza Shells
Enterprise Zone:	Yes
Survey:	Yes
Parking:	70
Parking Surface Type:	Rock
Property Tax:	\$32,036.72
Tax Year:	2021

Structural Data

Year Built:	1979
Rehab Year:	2018
Clearance Min:	19 ft
Clearance Max:	22 ft
Bay Spacing:	Varies
Style:	Steel Frame
Roof:	Metal
Exterior:	Metal
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	6"
Floor Drains:	Yes

Land Measurements

Acres:	9.20 Acre(s)
Frontage:	650 ft
Depth:	380 ft

Utility Information

Water Provider:	Fountain Water
Water Provider Service:	2"
Water Provider Location:	On Site
Sewer Provider:	Lagoon
Sewer Provider Location:	On Site
Gas Provider:	Propane
Gas Provider Service:	30,000 Gallon Tank
Gas Provider Location:	On Site
Electric Provider:	Monroe County Co-op
Electric Provider Location:	On Site
AMPS:	1500
Phase:	3
Low Volts:	208
High Volts:	220
Telecom Provider:	Harrisonville

Transportation

Interstate:	I-255 (16 Miles)
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