

## 117,400 SF Industrial Manufacturing Facility

451 East Illinois Avenue, Benton, Illinois 62812  
Franklin County

**Steve Zuber - CCIM, SIOR**

Phone: 314-409-7283

Email: [steve@barbermurphy.com](mailto:steve@barbermurphy.com)

**Cole . Hensel**

Phone: 618-606-2646

Email: [coleh@barbermurphy.com](mailto:coleh@barbermurphy.com)



### Basic Details

Listing No:	2726
Sale Or Lease:	For Sale
Property Type(s):	Industrial
Building Size (Sqft):	117,400 Sqft.
Lot Size (Acres):	10.62 Acre(s)
Total Sqft Available:	117,400 Sqft.
Sale Price:	\$800,000

### Address

Country:	US
State:	IL
County:	Franklin
City:	Benton
Zipcode:	62812
Street Number:	451
Street:	East Illinois Avenue

### Square Foot Information

Building Total Sqft:	117,400 Sqft.
Total Sqft Available:	117,400 Sqft.
Office:	16,085 Sqft.
Warehouse:	101,315 Sqft.

### Facility Information

Truck Dock:	2
Drive-In Doors:	8
Heating:	Office
Cooling:	Office
Insulated:	Yes
Sprinklers:	Yes
Lighting:	Metal Halide
Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes
Compressed Air:	Yes

## Property Information

Parcel No:	08-07-200-028
Zoning:	Industrial
Prior Use:	Bombardier Boat Factory
Enterprise Zone:	Yes
Parking:	40
Parking Surface Type:	Asphalt
Property Tax:	\$27,312
Tax Year:	2021

## Land Measurements

Acres:	10.62 Acre(s)
Frontage:	682 ft
Depth:	583 ft

## Transportation

Interstate:	IL-57
Rail:	Union Pacific Railroad
Airport:	Benton Municipal Airport

## Structural Data

Year Built:	1978
Clearance Min:	15 ft
Clearance Max:	19 ft
Roof:	Metal
Sprinklers:	Yes
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

## Utility Information

Water Provider:	City Served
Sewer Provider:	City Served
Gas Provider:	Ameren IL
Electric Provider:	Ameren IL
AMPS:	800
Phase:	3 Phase
High Volts:	480