

# BARBERMURPHY

1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

## Light Industrial Warehouse for Sale

2050 Wagner Dr, Vandalia, Illinois 62471  
Fayette County

### Cole . Hensel

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### Steve Zuber - CCIM, SIOR

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### Basic Details

Listing No:	2805
Sale Or Lease:	For Sale
Property Type(s):	Industrial
Building Size (Sqft):	7,500 Sqft.
Sale Price:	\$475,000
Sale Price Per Sqft:	\$63.33

### Address

Country:	US
State:	IL
County:	Fayette
City:	Vandalia
Zipcode:	62471
Street Number:	2050
Street:	Wagner
Street Suffix:	Dr

### Facility Information

Drive-In Doors:	1
Drive-In Door Size:	12'x14'
Heating:	Warehouse
Lighting:	LED

### Property Information

Parcel No:	18-14-04-351-012
Zoning:	Light Industrial
Parking:	20
Property Tax:	\$2,612
Tax Year:	2022

### Structural Data

Year Built:	2007
Clearance Max:	14 ft

### Land Measurements

Acres:	4.20 Acre(s)
Frontage:	278 ft

Bay Spacing:	Clear Span
Roof:	Metal
Exterior:	Metal/Steel
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Depth: 635 ft

## Utility Information

Water Provider:	City Served
Water Provider Location:	On Site
Sewer Provider:	City Served
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	240
Phase:	3
High Volts:	440

## Transportation

Interstate: I-70 (2.5 miles)