

196,000 SF Manufacturing Facility for Sale

10231 Sugar Creek Rd, Benton, Illinois 62812
Franklin County

Steve Zuber - CCIM, SIOR

Phone: 314-409-7283

Email: steve@barbermurphy.com

Cole . Hensel

Phone: 618-606-2646

Email: coleh@barbermurphy.com



Basic Details

Listing No:	2823
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Industrial - Crane Served
Building Size (Sqft):	196,000 Sqft.
Lot Size (Acres):	39.50 Acre(s)
Total Sqft Available:	196,000 Sqft.
Sale Price:	\$1,700,000
Sale Price Per Sqft:	\$8.67

Address

Country:	US
State:	IL
County:	Franklin
City:	Benton
Zipcode:	62812
Street Number:	10231
Street:	Sugar Creek
Street Suffix:	Rd

Square Foot Information

Building Total Sqft:	196,000 Sqft.
Office:	11,999 Sqft.
Warehouse:	184,000 Sqft.
Min Divisible Sqft:	196,000 Sqft.
Max Contiguous Sqft:	196,000 Sqft.

Facility Information

Truck Dock:	4
Truck Dock Size:	(1) 8'x8', (12) 10'x10', (1) 9'x9'
Dock Levelers:	Yes
Drive-In Doors:	14
Drive-In Door Size:	(12) 12'x14', (2) 17'x19'
Overhead Cranes:	Yes
Overhead Crane Size:	(4) 2-Ton with 18' Hook Height

Heating:	Heated Whse
Cooling:	Office
Insulated:	Yes
Sprinklers:	Wet Pipe System
Lighting:	Metal Halide
Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes
Compressed Air:	Yes

Property Information

Parcel No:	07-12-400-011
Zoning:	IH
Prior Use:	Manufacturing Facility
Enterprise Zone:	Yes
Parking:	50
Parking Surface Type:	Rock
Property Tax:	\$90,933
Tax Year:	2023

Structural Data

Year Built:	1989
Clearance Min:	20 ft
Clearance Max:	28 ft
Bay Spacing:	Varies per Section
Style:	Steel Frame
Roof:	Metal
Exterior:	Metal Skin
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Land Measurements

Acres:	39.50 Acre(s)
Frontage:	1,850 ft
Depth:	800 ft

Utility Information

Water Provider:	City Served
Water Provider Location:	On Site
Sewer Provider:	City Served
Sewer Provider Location:	On Site
Gas Provider:	South Eastern IL CO-OP
Gas Provider Location:	On Site
Electric Provider:	South Eastern IL CO-OP
Electric Provider Location:	On Site
AMPS:	1200
Phase:	3
Low Volts:	480
High Volts:	240

Transportation

Interstate:	I-57 (1 mile)
Airport:	Benton Municipal