



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

Industrial Investment Opportunity in Roxana, IL

1 Gemini Industrial Drive, Roxana, Illinois 62084
Madison County

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Basic Details

Listing No:	2870
Sale Or Lease:	For Sale
Property Type(s):	Investment, Industrial, Industrial - Temperature Controlled
Building Size (Sqft):	66,524 Sqft.
Lot Size (Acres):	16.19 Acre(s)
Total Sqft Available:	66,524 Sqft.
Sale Price:	\$3,500,000
Sale Price Per Sqft:	\$52.61
Sale Price Per Acre:	\$216,183
NOI:	\$214,320

Address

Country:	US
State:	IL
County:	Madison
City:	Roxana
Zipcode:	62084
Street Number:	1
Street:	Gemini Industrial
Street Suffix:	Drive

Square Foot Information

Building Total Sqft:	66,524 Sqft.
Total Sqft Available:	66,524 Sqft.
Office:	3,240 Sqft.

Facility Information

Dock Levelers:	Yes
Heating:	Main Office & Warehouse
Cooling:	Main Office
Lighting:	LED
Men's Restroom:	Yes

Property Information

Parcel No:	18-1-14-01-00-000-002.00 3
Zoning:	I-1 Industrial
Prior Use:	Manufacturing & Distribution
Enterprise Zone:	Yes
Survey:	Yes
Parking:	60
Parking Surface Type:	Concrete
Property Tax:	\$41,077.09
Tax Year:	2022
Traffic Count:	27,900
Topography:	Flat, w/ Gentle slope to the West

Land Measurements

Total Acres Available:	16.19 Acre(s)
Frontage:	605 ft
Depth:	1,183 ft

Women's Restroom:	Yes
Ventilation:	Yes
Yard:	Private

Structural Data

Year Built:	1999
Rehab Year:	2017
Class:	B
Clearance Min:	16 ft
Clearance Max:	22 ft
Roof:	Metal
Floor Type:	Concrete
Floor Thickness:	6"
Floor Drains:	Yes

Utility Information

Water Provider:	Village of Roxana
Sewer Provider:	Village of Roxana
Gas Provider:	Ameren Illinois
Electric Provider:	Ameren Illinois
Phase:	3P