

## Multiple Office/Warehouse Buildings on 12+ Acres

1138 Schwartz Rd, Centralia, Illinois 62801  
Marion County

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### Basic Details

Listing No:	2876
Sale Or Lease:	For Sale
Property Type(s):	Industrial
Building Size (Sqft):	26,000 Sqft.
Lot Size (Acres):	12.76 Acre(s)
Sale Price:	\$580,000
Sale Price Per Sqft:	\$22.31

### Address

Country:	US
State:	IL
County:	Marion
City:	Centralia
Zipcode:	62801
Street Number:	1138
Street:	Schwartz
Street Suffix:	Rd

### Square Foot Information

Building Total Sqft:	26,000 Sqft.
Office:	5,500 Sqft.
Warehouse:	20,500 Sqft.
Min Divisible Sqft:	7,500 Sqft.
Max Contiguous Sqft:	11,000 Sqft.

### Facility Information

Truck Dock Size:	Exterior Dock
Drive-In Doors:	14
Drive-In Door Size:	(12) 14'x16', (2) 14'x14'
Heating:	Office/Warehouse
Cooling:	Office
Insulated:	Yes
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes

Shower:	Yes
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## Property Information

Parcel No:	14-23-200-004;008
Zoning:	Unincorporated
Prior Use:	Timber Equipment Repair/Export Yard
Survey:	Yes
Parking:	30
Parking Surface Type:	Concrete/Rocked
Property Tax:	\$9,375
Tax Year:	2022

## Utility Information

Water Provider Service:	Well
Sewer Provider Service:	Septic
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	200
Phase:	Single
High Volts:	219

## Structural Data

Year Built:	1993
Rehab Year:	2003
Clearance Min:	16 ft
Clearance Max:	18 ft
Bay Spacing:	Clear Span
Style:	Wood Frame/Steel
Roof:	Metal/Wood Truss
Exterior:	Metal
Floors:	2
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

## Transportation

Interstate:	I-57 (5.3 miles)
Airport:	Centralia Municipal