

## 26,947 SF Office/Warehouse For Sale

1015 W Jefferson St, Vandalia, Illinois 62471  
Fayette County

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### Basic Details

|                       |              |
|-----------------------|--------------|
| Listing No:           | 2960         |
| Sale Or Lease:        | For Sale     |
| Property Type(s):     | Industrial   |
| Building Size (Sqft): | 26,947 Sqft. |
| Lot Size (Acres):     | 1.84 Acre(s) |
| Total Sqft Available: | 26,947 Sqft. |
| Min Acres Available:  | 1.84 Acre(s) |
| Max Acres Available:  | 1.84 Acre(s) |
| Sale Price:           | \$825,000    |
| Sale Price Per Sqft:  | \$30.62      |

### Address

|                |             |
|----------------|-------------|
| Country:       | US          |
| State:         | IL          |
| County:        | Fayette     |
| City:          | Vandalia    |
| Zipcode:       | 62471       |
| Street Number: | 1015        |
| Street:        | W Jefferson |
| Street Suffix: | St          |

### Square Foot Information

|                       |              |
|-----------------------|--------------|
| Building Total Sqft:  | 26,947 Sqft. |
| Total Sqft Available: | 26,947 Sqft. |
| Office:               | 2,250 Sqft.  |
| Warehouse:            | 24,697 Sqft. |
| Min Divisible Sqft:   | 26,947 Sqft. |
| Max Contiguous Sqft:  | 26,947 Sqft. |

### Facility Information

|                  |                      |
|------------------|----------------------|
| Truck Dock:      | 2                    |
| Truck Dock Size: | (1) 10'X8' (1) 8'X8' |
| Heating:         | Yes                  |
| Cooling:         | Yes                  |
| Sprinklers:      | Wet Pipe System      |
| Lighting:        | LED                  |
| Men's Restroom:  | Yes                  |

|                   |     |
|-------------------|-----|
| Women's Restroom: | Yes |
|-------------------|-----|

## Property Information

|                       |                  |
|-----------------------|------------------|
| Parcel No:            | 18-14-16-108-001 |
| Zoning:               | Light Industrial |
| Parking:              | 30               |
| Parking Surface Type: | Gravel           |

## Structural Data

|                  |                            |
|------------------|----------------------------|
| Year Built:      | 1951                       |
| Rehab Year:      | 2021                       |
| Clearance Min:   | 11 ft                      |
| Clearance Max:   | 11 ft                      |
| Bay Spacing:     | Columns                    |
| Roof:            | Metal                      |
| Exterior:        | Masonry                    |
| Floor Type:      | Reinforced Concrete & Wood |
| Floor Thickness: | 6"                         |

## Land Measurements

|           |              |
|-----------|--------------|
| Acres:    | 1.84 Acre(s) |
| Frontage: | 195 ft       |
| Depth:    | 435 ft       |

## Utility Information

|                             |                  |
|-----------------------------|------------------|
| Water Provider:             | City of Vandalia |
| Water Provider Location:    | On Site          |
| Sewer Provider:             | City of Vandalia |
| Sewer Provider Location:    | On Site          |
| Gas Provider:               | Ameren IL        |
| Gas Provider Location:      | On Site          |
| Electric Provider:          | Ameren IL        |
| Electric Provider Location: | On Site          |
| AMPS:                       | 800              |
| Phase:                      | 3                |
| Low Volts:                  | 220              |
| High Volts:                 | 440              |

## Transportation

|             |                   |
|-------------|-------------------|
| Interstate: | 1.6 Miles to I-70 |
|-------------|-------------------|