

## 9,600 SF Office/Warehouse for Sale

410 Broadway Ave, South Roxana, Illinois 62087  
Madison County

### Cole . Hensel

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### Basic Details

Listing No:	2405
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Office
Building Size (Sqft):	9,600 Sqft.
Lot Size (Acres):	2.24 Acre(s)
Total Sqft Available:	9,600 Sqft.
Sale Price:	\$875,000
Sale Price Per Sqft:	\$91.15

### Address

Country:	US
State:	IL
County:	Madison
City:	South Roxana
Zipcode:	62087
Street Number:	410
Street:	Broadway
Street Suffix:	Ave

### Square Foot Information

Building Total Sqft:	9,600 Sqft.
Direct Lease:	9,600 Sqft.
Office:	1,920 Sqft.
Warehouse:	7,680 Sqft.
Min Divisible Sqft:	9,600 Sqft.
Max Contiguous Sqft:	9,600 Sqft.

### Facility Information

Truck Dock:	1
Drive-In Doors:	5
Drive-In Door Size:	14' x 12'
Heating:	Office/Warehouse
Cooling:	Office
Insulated:	Yes
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes

Compressed Air:	Yes
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## Property Information

Parcel No:	18-2-14-02-00-000-013
Zoning:	B-2
Zoning By:	South Roxana
Enterprise Zone:	Yes
Parking:	10
Parking Surface Type:	Rocked
Property Tax:	\$13,622
Tax Year:	2023

## Structural Data

Year Built:	2004
Rehab Year:	2017
Class:	B
Clearance Min:	9 ft
Clearance Max:	14 ft
Bay Spacing:	Clear Span
Roof:	Metal
Exterior:	Metal, Wood Frame
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	6"
Floor Drains:	Yes

## Land Measurements

Acres:	2.24 Acre(s)
Frontage:	168 ft
Depth:	570 ft

## Utility Information

Water Provider:	City of South Roxana
Water Provider Location:	On Site
Sewer Provider:	City of South Roxana
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	200
Phase:	1
Low Volts:	120
High Volts:	220

## Transportation

Interstate:	1.2 Miles to I-255
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