

## 21,000 SF Warehouse for Sale

1405 Walnut St, Highland, Illinois 62249+  
Madison County

### Cole . Hensel

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### Basic Details

Listing No:	2978
Sale Or Lease:	For Sale
Property Type(s):	Industrial
Building Size (Sqft):	21,000 Sqft.
Lot Size (Acres):	1.22 Acre(s)
Total Sqft Available:	21,000 Sqft.
Sale Price:	\$495,000
Sale Price Per Sqft:	\$23.57

### Address

Country:	US
State:	IL
County:	Madison
City:	Highland
Zipcode:	62249+
Street Number:	1405
Street:	Walnut
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	21,000 Sqft.
Total Sqft Available:	21,000 Sqft.
Office:	10,000 Sqft.
Warehouse:	11,000 Sqft.
Min Divisible Sqft:	21,000 Sqft.
Max Contiguous Sqft:	21,000 Sqft.

### Facility Information

Truck Dock:	1
Truck Dock Size:	8' x 8'
Drive-In Doors:	2
Drive-In Door Size:	(1) 10'x 10' , (1)10' x 8'
Heating:	Office/Warehouse
Cooling:	Office
Insulated:	Yes
Sprinklers:	Wet Pipe System
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes

## Property Information

Parcel No:	01-2-24-05-10-103-014
Zoning:	Commercial
Parking:	30
Parking Surface Type:	Asphalt
Property Tax:	\$11,734
Tax Year:	2023

## Land Measurements

Acres:	1.22 Acre(s)
Frontage:	320 ft
Depth:	150 ft

## Transportation

Interstate:	7 Miles to I-70
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Shower:	Yes
Paved:	Yes

## Structural Data

Year Built:	1980
Rehab Year:	2020
Clearance Min:	8 ft
Clearance Max:	12 ft
Bay Spacing:	Clear Span
Roof:	Flat
Exterior:	Block, Masonry
Sprinklers:	Yes
Floors:	2
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

## Utility Information

Water Provider:	City of Highland
Water Provider Location:	On Site
Sewer Provider:	City of Highland
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site
AMPS:	600
Phase:	3
Low Volts:	120
High Volts:	240