



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

Single Tenant NNN Investment Property

2028 West Main St, Salem, Illinois 62881
Marion County

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Basic Details

Listing No:	3037
Sale Or Lease:	For Sale
Property Type(s):	Investment, Industrial
Building Size (Sqft):	93,078 Sqft.
Sale Price:	\$12,153,846
Sale Price Per Sqft:	\$130.58
CAP Rate:	6.50%
NOI:	\$790,000

Address

Country:	US
State:	IL
County:	Marion
City:	Salem
Zipcode:	62881
Street Number:	2028
Street:	West Main
Street Suffix:	St

Square Foot Information

Building Total Sqft:	93,078 Sqft.
Office:	3,078 Sqft.
Warehouse:	90,000 Sqft.

Facility Information

Heating:	Throughout
Cooling:	Throughout
Insulated:	Yes
Sprinklers:	ESFR
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes
Compressed Air:	Yes

Property Information

Parcel No:	11-09-300-029
Zoning:	Industrial
TIF:	Yes
Enterprise Zone:	Yes
Parking:	241
Parking Surface Type:	Concrete

Land Measurements

Acres:	11.24 Acre(s)
Frontage:	638 ft
Depth:	767 ft

Transportation

Interstate:	I-57 (0.50 miles)
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Structural Data

Year Built:	2023
Clearance Min:	21 ft
Clearance Max:	28 ft
Bay Spacing:	25'x47'.9"
Exterior:	Steel
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Utility Information

Water Provider:	City of Salem
Sewer Provider:	City of Salem
Gas Provider:	City of Salem
Electric Provider:	Tri-County Electric
AMPS:	5600
Phase:	3
Low Volts:	240
High Volts:	480