

## 65,383 SF Industrial Redevelopment Opportunity For Sale

2475 US Hwy 36, Newman, Illinois 61942  
Douglas County

### Cole . Hensel

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### Basic Details

Listing No:	3041
Sale Or Lease:	For Sale
Property Type(s):	Industrial
Building Size (Sqft):	65,383 Sqft.
Lot Size (Acres):	5.39 Acre(s)
Total Sqft Available:	65,383 Sqft.
Sale Price:	Will Consider All Offers

### Address

Country:	US
State:	IL
County:	Douglas
City:	Newman
Zipcode:	61942
Street Number:	2475
Street:	US Hwy 36

### Square Foot Information

Building Total Sqft:	65,383 Sqft.
Total Sqft Available:	65,383 Sqft.
Warehouse:	65,383 Sqft.
Min Divisible Sqft:	65,383 Sqft.
Max Contiguous Sqft:	65,383 Sqft.

### Facility Information

Truck Dock:	2
Truck Dock Size:	15'
Drive-In Doors:	3
Drive-In Door Size:	15'
Insulated:	Yes

### Property Information

Parcel No:	01-36-0-402-009
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### Structural Data

Year Built:	2007
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Zoning:	Light Industrial
Industrial Park:	Sauget Business Park
Prior Use:	Food Processing
TIF:	Yes
Enterprise Zone:	Yes
Parking:	11
Parking Surface Type:	Asphalt
Tax Year:	2022

Rehab Year:	2002
Class:	A
Clearance Min:	20 ft
Clearance Max:	20 ft
Bay Spacing:	40'-60'
Roof:	Membrane
Exterior:	Tilt-Up (Pre-Cast Concrete)
Sprinklers:	Yes
Floor Type:	Reinforced Concrete
Floor Thickness:	6"
Floor Drains:	Yes

## Land Measurements

Total Acres Available:	4.22 Acre(s)
Acres:	4.22 Acre(s)
Frontage:	390 ft

## Utility Information

Water Provider:	Cahokia Commons
Water Provider Location:	On Site
Sewer Provider:	American Bottoms Sanitary District
Sewer Provider Location:	On Site
Gas Provider:	Ameren Illinois
Gas Provider Location:	On Site
Electric Provider:	Ameren Illinois
Electric Provider Location:	On Site
AMPS:	4600
Phase:	3
Low Volts:	240
High Volts:	480

## Transportation

Interstate:	1.2 miles to Interstate 255
Airport:	1 Mile to St. Louis Down Town Airport