



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

329,804 SF Office/Warehouse

420 W Industrial Ave, Effingham, Illinois 62401
Effingham County

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Basic Details

Listing No:	3073
Sale Or Lease:	For Sale
Property Type(s):	Industrial
Building Size (Sqft):	329,804 Sqft.
Lot Size (Acres):	17.70 Acre(s)
Total Sqft Available:	329,804 Sqft.
Sale Price:	\$4,617,256

Address

Country:	US
State:	IL
County:	Effingham
City:	Effingham
Zipcode:	62401
Street Number:	420
Street:	W Industrial
Street Suffix:	Ave

Square Foot Information

Building Total Sqft:	329,804 Sqft.
Total Sqft Available:	329,804 Sqft.
Office:	3,000 Sqft.
Warehouse:	299,804 Sqft.

Facility Information

Truck Dock:	14
Truck Dock Size:	10'x8' & 8'x8'
Drive-In Doors:	2
Drive-In Door Size:	(1)14'x12' & (1)10'x8'
Heating:	Warehouse/Office
Cooling:	Partial Warehouse & Office
Insulated:	Yes
Sprinklers:	Wet Pipe System
Lighting:	Fluorescent & LED
Men's Restroom:	Yes
Women's Restroom:	Yes

Property Information

Parcel No:	03-11-329-007
Zoning:	Industrial
Enterprise Zone:	Yes
Parking:	237
Property Tax:	\$79,666
Tax Year:	2023

Land Measurements

Acres:	17.70 Acre(s)
Frontage:	1,131 ft
Depth:	450 ft

Transportation

Interstate:	Close proximity to I-70 & I-57
Rail:	Canadian National
Airport:	3 Miles to Effingham County Regional Airport

Ventilation:	Yes
Compressed Air:	Yes

Structural Data

Year Built:	1975
Rehab Year:	1994
Clearance Min:	11 ft
Clearance Max:	24 ft
Bay Spacing:	25'x50' & 25'x60'
Roof:	Metal
Sprinklers:	Yes
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Utility Information

Water Provider:	City of Effingham
Sewer Provider:	City of Effingham
Gas Provider:	Ameren Illinois
Electric Provider:	Ameren Illinois
AMPS:	12000
Phase:	3 Phase
Low Volts:	277
High Volts:	480