

## 16,800 SF Office/Warehouse for Lease

12086 IL Hwy 148, Mt Vernon, Illinois 62864  
Jefferson County

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### Basic Details

Listing No:	2633
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	16,800 Sqft.
Total Sqft Available:	16,800 Sqft.
Lease Rate:	\$6.50 Per Sqft
Lease Type:	NNN

### Address

Country:	US
State:	IL
County:	Jefferson
City:	Mt Vernon
Zipcode:	62864
Street Number:	12086
Street:	IL Hwy 148

### Square Foot Information

Building Total Sqft:	16,800 Sqft.
Direct Lease:	16,800 Sqft.
Office:	2,400 Sqft.
Warehouse:	14,400 Sqft.

### Facility Information

Truck Dock:	2
Truck Dock Size:	8'x9'
Dock Levelers:	Yes
Drive-In Doors:	2
Drive-In Door Size:	10'x10' and 12'x14'
Heating:	Office/Warehouse
Cooling:	Office
Insulated:	Yes
Lighting:	LED
Men's Restroom:	Yes

Women's Restroom:	Yes
Ventilation:	Yes

## Property Information

Parcel No:	11-06-351-025
Zoning:	Commercial
Zoning By:	City of Mt. Vernon
Parking:	20
Parking Surface Type:	Gravel
Property Tax:	\$8,199
Tax Year:	2023

## Land Measurements

Acres:	7 Acre(s)
Frontage:	339 ft
Depth:	851 ft

## Transportation

Interstate:	I-57 and I-64
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## Structural Data

Year Built:	1990
Rehab Year:	2023
Clearance Min:	16 ft
Clearance Max:	18 ft
Bay Spacing:	80' Clear Span
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

## Utility Information

Water Provider:	City of Mt. Vernon
Sewer Provider:	New aeration/septic
Gas Provider:	Ameren IL
Electric Provider:	Ameren IL
AMPS:	400
Phase:	Single
Low Volts:	120
High Volts:	240