



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

64,561 SF Office/Warehouse on 9.91 Acres

823 Aaron Pkwy, Centralia, Illinois 62801
Clinton County

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Basic Details

Listing No:	3153
Sale Or Lease:	For Sale
Property Type(s):	Industrial
Building Size (Sqft):	64,561 Sqft.
Lot Size (Acres):	9.91 Acre(s)
Total Sqft Available:	64,561 Sqft.
Sale Price:	\$1,300,000
Sale Price Per Sqft:	\$20.14

Address

Country:	US
State:	IL
County:	Clinton
City:	Centralia
Zipcode:	62801
Street Number:	823
Street:	Aaron
Street Suffix:	Pkwy

Square Foot Information

Building Total Sqft:	64,561 Sqft.
Total Sqft Available:	64,561 Sqft.
Office:	1,561 Sqft.
Warehouse:	63,000 Sqft.
Min Divisible Sqft:	64,561 Sqft.
Max Contiguous Sqft:	64,561 Sqft.

Facility Information

Truck Dock:	3
Truck Dock Size:	10'x10'
Dock Levelers:	Yes
Drive-In Doors:	2
Drive-In Door Size:	14'x14'
Heating:	Warehouse/Office
Cooling:	Office
Sprinklers:	Wet Pipe System
Lighting:	LED

Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes

Property Information

Parcel No:	15-14-12-451-008
Zoning:	Industrial
Prior Use:	Warehousing
TIF:	Yes
Parking:	20
Parking Surface Type:	Asphalt & Rock
Tax Year:	2024

Structural Data

Year Built:	1950
Rehab Year:	2023
Clearance Min:	21 ft
Clearance Max:	28 ft
Bay Spacing:	55'x30'
Roof:	Metal
Exterior:	Steel
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Land Measurements

Acres:	9.91 Acre(s)
Frontage:	752 ft
Depth:	460 ft

Utility Information

Water Provider:	City of Centralia
Sewer Provider:	City of Centralia
Gas Provider:	Ameren IL
Electric Provider:	Ameren IL
AMPS:	225
Phase:	3
Low Volts:	240
High Volts:	440

Transportation

Interstate:	10 Miles to I-64
Rail:	Norfolk Southern