

## 118,935 SF Warehouse / Manufacturing Facility

1226 Bissell St, Venice, Illinois 62090  
Madison County

**Wayne Barber, Jr. - SIOR**

Phone: 618-593-4000

Email: wayne@barbermurphy.com



### Basic Details

Listing No:	502
Sale Or Lease:	For Sale
Property Type(s):	Industrial
Building Size (Sqft):	118,935 Sqft.
Lot Size (Acres):	10 Acre(s)
Total Sqft Available:	118,935 Sqft.
Sale Price:	\$2,975,000

### Address

Country:	US
State:	IL
County:	Madison
City:	Venice
Zipcode:	62090
Street Number:	1226
Street:	Bissell
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	118,935 Sqft.
Office:	2,000 Sqft.
Warehouse:	116,935 Sqft.
Min Divisible Sqft:	118,935 Sqft.
Max Contiguous Sqft:	118,935 Sqft.

### Facility Information

Truck Dock:	25
Truck Dock Size:	Varies
Dock Levelers:	Yes
Drive-In Doors:	2
Heating:	Gas Heat
Cooling:	Office
Sprinklers:	Dry
Skylights:	Yes
Men's Restroom:	Yes
Women's Restroom:	Yes
Compressed Air:	Yes

Yard:	Rock and Fenced
Extra Land:	8 Acres

## Property Information

Parcel No:	21-1-19-25-00-000-009
Zoning:	Industrial
Zoning By:	City of Venice
TIF:	Yes
Enterprise Zone:	Yes
Parking:	8 Acres
Property Tax:	\$12,537
Tax Year:	2022

## Structural Data

Year Built:	1940
Rehab Year:	2021
Clearance Min:	16 ft
Clearance Max:	24 ft
Style:	Metal
Roof:	Metal
Exterior:	Metal Skin
Floors:	1
Floor Type:	Concrete

## Land Measurements

Total Acres Available:	10 Acre(s)
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## Utility Information

Water Provider:	Illinois American Water
Water Provider Location:	Building
Sewer Provider:	Metro East Sanitary
Sewer Provider Location:	Building
Gas Provider:	Ameren
Gas Provider Location:	Building
Electric Provider:	Ameren
Electric Provider Location:	Building
AMPS:	1000 KVA
Phase:	3
Low Volts:	240
High Volts:	440

## Transportation

Interstate:	1 Mile to 55/70 ; 5 Miles to I-270
Rail:	1 Mile
Barge:	2 miles to the Mississippi River
Airport:	15 Miles to Lambert St. Louis International