

# For Sale → 149,744 SF Warehouse

1051 West North Avenue  
Flora, Illinois 62839



- 131,700 SF Warehouse | 14,972 SF Office
- Located on 19.5 Acres
- (4) Truck Docks ; (7) Drive-In Doors
- 3000 AMP, 480 V, 3 Phase Power
- Fully Sprinkled

**Sale: \$900,000**

**BARBERMURPHY**

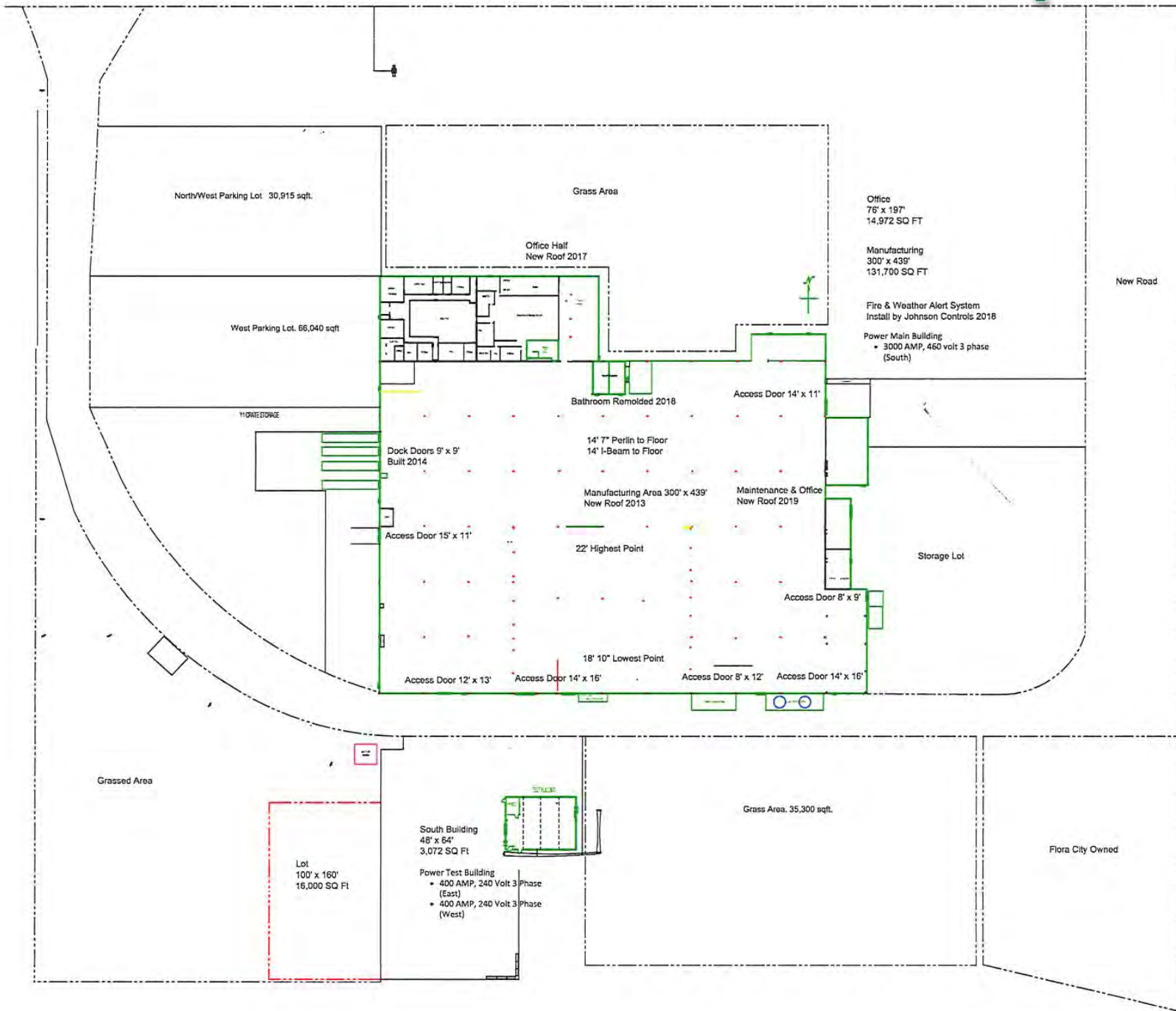
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

Steve Zuber – SIOR, CCIM    James Leopold - CCIM  
C: 314.409.7283                    C: 618.581.1702  
[Steve@barbermurphy.com](mailto:Steve@barbermurphy.com)    [JamesL@barbermurphy.com](mailto:JamesL@barbermurphy.com)



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

West North Ave. Old Hwy 50.



NorthWest Parking Lot. 30,915 sqft.

Grass Area

Office  
76' x 197'  
14,972 SQ FT

Manufacturing  
300' x 439'  
131,700 SQ FT

New Road

West Parking Lot. 66,040 sqft

Office Hall  
New Roof 2017

Fire & Weather Alert System  
Install by Johnson Controls 2018

Power Main Building  
• 3000 AMP, 460 volt 3 phase  
(South)

TRUCK STORAGE

Bathroom Remolded 2018

Access Door 14' x 11'

Dock Doors 9' x 9'  
Built 2014

14' 7" Perlin to Floor  
14' I-Beam to Floor

Manufacturing Area 300' x 439'  
New Roof 2013

Maintenance & Office  
New Roof 2019

Access Door 15' x 11'

22' Highest Point

Storage Lot

Access Door 8' x 9'

18' 10" Lowest Point

Access Door 12' x 13'

Access Door 14' x 16'

Access Door 8' x 12'

Access Door 14' x 16'

Grassed Area

Lot  
100' x 160'  
16,000 SQ Ft

South Building  
48' x 64'  
3,072 SQ Ft

Power Test Building  
• 400 AMP, 240 Volt 3 Phase  
(East)  
• 400 AMP, 240 Volt 3 Phase  
(West)

Grass Area. 35,300 sqft.

Flora City Owned

Listing No: 2231

**Industrial  
Manufacturing**

Agco Building  
1051 West North Avenue  
Flora, IL 62839

**SALE INFORMATION:**

For Sale: Yes  
 Sale Price: \$900,000  
 Sale Price/SF: \$6.01  
 CAP Rate:  
 GRM:  
 NOI:

**LEASE INFORMATION:**

For Lease: No  
 Lease Rate:  
 Lease Type:  
 Net Charges:  
 CAM Charges:  
 Lease Term:

Leasing Comments:

**Total SF Available: 149,744 SF**

**Min Divisible SF: 149,744 SF**

**SQUARE FOOT INFO:**

Building Total: 149,744 SF  
 Total Available: 149,744 SF  
 Direct Lease: 149,744 SF  
 Sublease: 0 SF  
 Office: 14,972 SF  
 Warehouse: 131,700 SF  
 Min Divisible: 149,744 SF  
 Max Contiguous: 146,672 SF

**LAND MEASUREMENTS:**

Acres: 19.50  
 Frontage: 640' FT  
 Depth: 1000' FT

**PROPERTY INFORMATION:**

Parcel No:	10-26-300-030	TIF:	Yes	Property Tax:	\$35,690.00
County:	Clay	Enterprise Zone:	Yes	Tax Year:	2018
Zoning:	Industrial	Foreign Trade Zone:	No		
Zoning By:	Flora	Survey:	No		
Industrial Park:		Environmental:	No		
Prior Use:	Manufacturing	Archaeological:	No		

**STRUCTURAL DATA:**

Year Built:	1950	Clearance Min:	14'	Style:	Steel Frame
Rehab Year:	2017	Clearance Max:	22'	Roof:	PTO
		Bay Spacing:	Varies	Exterior:	Masonry & Steel
				Floors:	1
				Floor Type:	Reinforced Concrete
				Floor Thickness:	7"
				Floor Drains:	No



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**UTILITY INFORMATION**

<b>Water Provider:</b>	City of Flora	<b>Service:</b>	6"	<b>Location:</b>	On Site
<b>Sewer Provider:</b>	City of Flora	<b>Service:</b>	6"	<b>Location:</b>	On Site
<b>Gas Provider:</b>	City of Flora	<b>Service:</b>	4"	<b>Location:</b>	On Site
<b>Electric Provider:</b>	City of Flora	<b>Service:</b>		<b>Location:</b>	On Site
<b>AMPS:</b>	3000 KVA	<b>Phase:</b>	3		
<b>Low Volts:</b>	240	<b>High Volts:</b>	480		
<b>Telecom Provider:</b>		<b>Service:</b>		<b>Location:</b>	

**FACILITY INFORMATION**

<b>Truck Dock:</b>	4	<b>Size:</b>	9'x9'	<b>Parking:</b>	200
<b>Dock Levelers:</b>	Yes	<b>Capacity:</b>		<b>Surface Type:</b>	Asphalt
<b>Drive-In Doors:</b>	7	<b>Size:</b>	Varies	<b>Yard:</b>	
<b>Box Van Doors</b>	No			<b>Extra Land:</b>	
<b>Overhead Cranes:</b>	No	<b>Size:</b>	N/A N/A	<b>Additional Facility Information:</b>	
<b>Elevators:</b>	NO				
<b>Heating:</b>	Warehouse	<b>Men's Restroom:</b>	Yes		
<b>Cooling:</b>	Office	<b>Women's Restroom:</b>	Yes		
<b>Insulated:</b>	Yes	<b>Shower:</b>	No		
<b>Sprinklers:</b>	Yes	<b>Ventilation:</b>	Yes		
<b>Lighting:</b>	T-8	<b>Compressed Air:</b>	Yes		
<b>Skylights:</b>	No				

**TRANSPORTATION**

<b>Interstate:</b>	I57- 30 miles, I64- 35 Miles, I70-35 Miles
<b>Rail:</b>	Adjacent
<b>Barge:</b>	No
<b>Airport:</b>	No

**Listing Broker(s)**

Steve Zuber SIOR, CCIM  
Office: (618) 277-4400  
steve@barbermurphy.com  
Cell: (314) 409-7283

James Leopold CCIM  
Office: (618) 277-4400  
jamesl@barbermurphy.com  
Cell: (618) 581-1702

**Comments**

149,744 SF Office / Warehouse Building Available For Sale. Property consists of 131,700 SF of warehouse space, 14,972 SF of Office space, located on 19.5 Acres. 3000 AMPs, 480V, 3 Phase Power. Building is fully sprinkled.