

Light Manufacturing Warehouse

641 Airport Rd., Centralia, IL 62801



- 14,880 SF Warehouse / 1,200 SF Out Building
- 2 Grade Level Doors: (1) 16'x18'; (1) 14'x14'
- 20' Ceilings
- Heavy Power: 3 Phase; 1,200 AMP; 240-480V
- 5 Ton Crane with 15' Hook Height (Crane must be purchased separately)

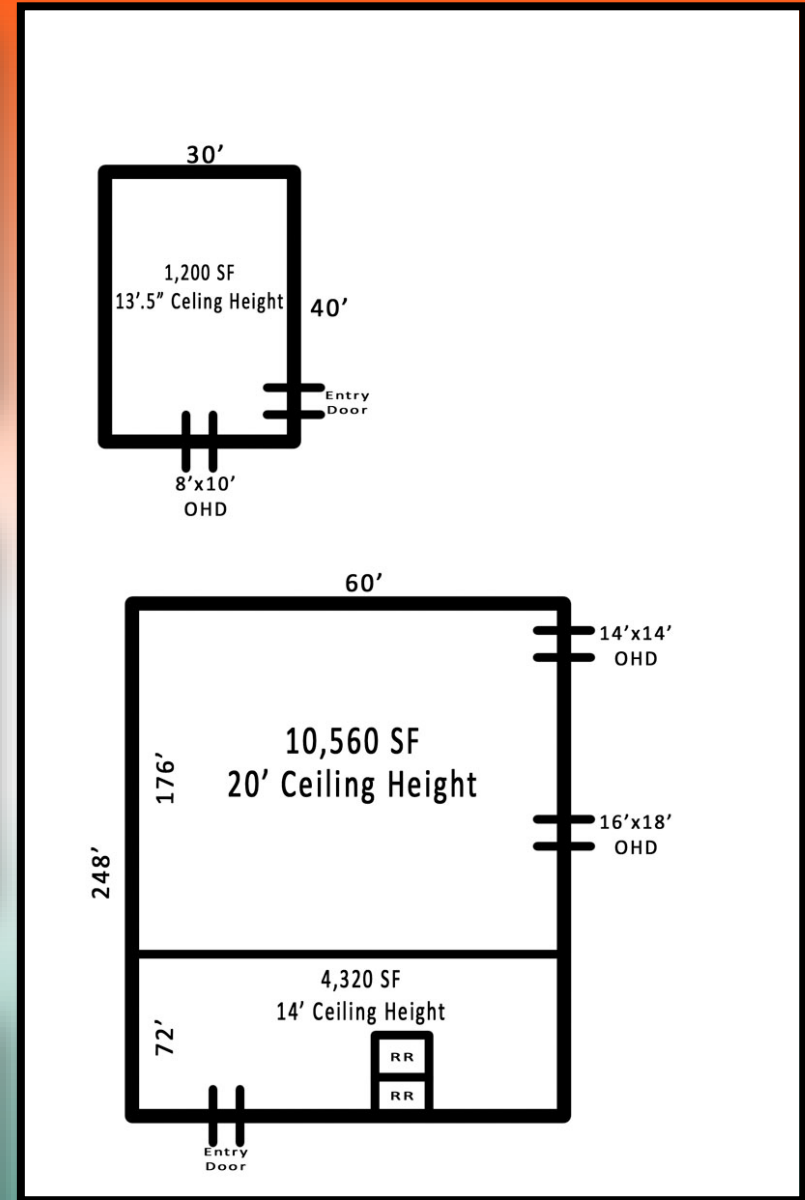
Sale Price: \$325,000

BARBERMURPHY

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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.





BARBERMURPHY

Listing No: 2235

Industrial
Lt. Manufacturing

Centralia Powder Coating
641 Airport Road
Centralia, IL 62801

SALE INFORMATION:

For Sale: Yes
Sale Price: \$325,000
Sale Price/SF: \$20.21
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

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

Leasing Comments:

Total SF Available: 16,080 SF

Min Divisible SF: 1,200 SF

SQUARE FOOT INFO:

Building Total: 16,080 SF
Total Available: 16,080 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 4,320 SF
Warehouse: 11,760 SF
Min Divisible: 16,080 SF
Max Contiguous: 16,080 SF

LAND MEASUREMENTS:

Acres: 1.00
Frontage:
Depth:

PROPERTY INFORMATION:

Parcel No: 14-16-400-014/032
County: Marion
Zoning: S-2
Zoning By: City of Centralia
Industrial Park: Manufacturing
Prior Use:



TIF: Yes
Enterprise Zone: No
Foreign Trade Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$3,354.64
Tax Year: 2018

STRUCTURAL DATA:

Year Built:	1995	Clearance Min:	16'	Style:	Wood Frame
Rehab Year:	2018	Clearance Max:	20'	Roof:	Metal Standing Seam
		Bay Spacing:	Clear Span	Exterior:	Metal
				Floors:	1
				Floor Type:	Reinforced Concrete
				Floor Thickness:	6"
				Floor Drains:	No

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UTILITY INFORMATION

Water Provider:	City of Centralia	Service:		Location:	At Building
Sewer Provider:	City of Centralia	Service:		Location:	At Building
Gas Provider:	Ameren Illinois	Service:		Location:	At Building
Electric Provider:	Ameren Illinois	Service:		Location:	At Building
AMPS:	1200 KVA	Phase:	3 Phase		
Low Volts:	240	High Volts:	480		
Telecom Provider:	Spectrum	Service:		Location:	

FACILITY INFORMATION

Truck Dock:		Size:		Parking:	12
Dock Levelers:	0	Capacity:	No	Surface Type:	Rock
Drive-In Doors:	2	Size:	16'x 18' - 14'x 14'	Yard:	
Box Van Doors:	No			Extra Land:	
Overhead Cranes:	Yes	Size:	5 - Ton	Additional Facility Information:	
Elevators:	No				
Heating:	Office Warehosue	Men's Restroom:	Yes		
Cooling:	Office	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	No		
Sprinklers:	No	Ventilation:	Yes		
Lighting:	LED	Compressed Air:	Yes		
Skylights:	No				

TRANSPORTATION

Interstate:	
Rail:	
Barge:	No
Airport:	Centralia municipal airport

Listing Broker(s)

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Comments

Located in Centralia airport park
Building has crane installed which can be removed or purchased separately.