

# 38,000 SF Warehouse on 10 Acres for Sale

1525 Herbert St., Mt. Vernon, IL 62864



**BARBERMURPHY**

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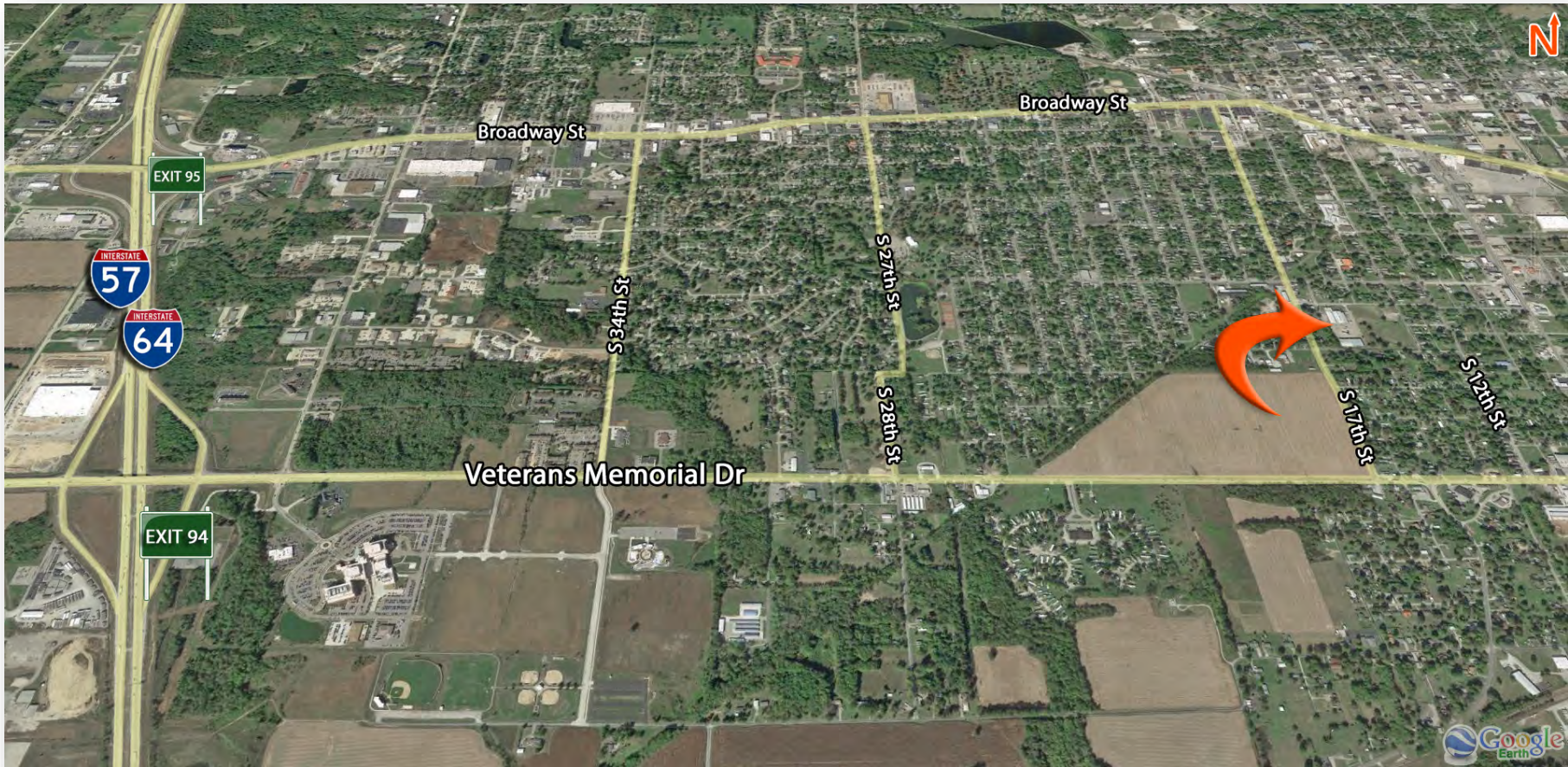


## Property Summary

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2 Buildings totaling 38,000 SF  
Situated on 10 Acres  
5 Dock Doors, 2 Drive-In Doors  
3 Phase; 880 AMP; 120-240V Electric Service  
Located 2.5 Miles to I-57 & I-64

**SALE PRICE: \$500,000**

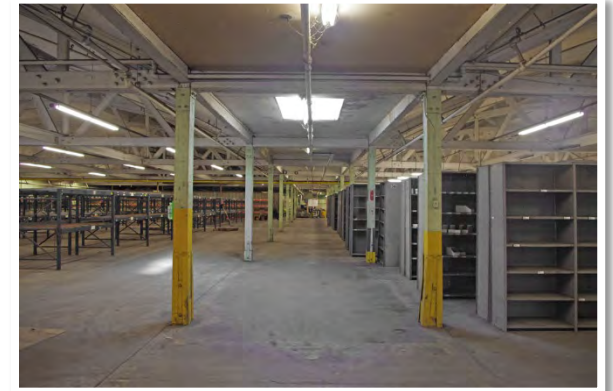
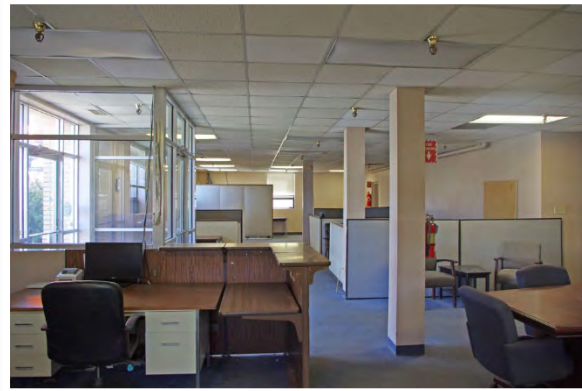


AERIAL VIEW

# PROPERTY HIGHLIGHTS & IMAGES

## BUILDING 1

18,000 Total SF includes 3,420 SF of Office Space. Building is Sprinkled and has 14' Clear Ceiling Height. This Building is equipped with (4) 8'x 10' Dock Doors and (1) 10'x10' Drive-In Door.



## BUILDING 2

20,000 Total SF. This Building has 20' Clear Ceiling Height and is equipped with (1) 8'x 10' Dock Door and (1) 12'x14' Drive-In Door.



Listing No: 2237

**Industrial  
Warehouse**

Fairmont Supply  
1525 Herbert Street  
Mt. Vernon, IL 62846

**SALE INFORMATION:**

For Sale: Yes  
 Sale Price: \$500,000  
 Sale Price/SF: \$13.16  
 CAP Rate:  
 GRM:  
 NOI:

**LEASE INFORMATION:**

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

Leasing Comments:

**Total SF Available: 38,000 SF**

**Min Divisible SF: 38,000 SF**

**SQUARE FOOT INFO:**

Building Total: 38,000 SF  
 Total Available: 38,000 SF  
 Direct Lease: 0 SF  
 Sublease: 0 SF  
 Office: 3,420 SF  
 Warehouse: 34,580 SF  
 Min Divisible: 38,000 SF  
 Max Contiguous: 20,000 SF

**LAND MEASUREMENTS:**

Acres: 10.18  
 Frontage: 734 FT  
 Depth: 652 FT

**PROPERTY INFORMATION:**

Parcel No:	0731432007 & 0731432008	TIF:	No	Property Tax:	\$18,000.00
County:	Jefferson	Enterprise Zone:	No	Tax Year:	2018
Zoning:	Light Industrial	Foreign Trade Zone:	No		
Zoning By:	Mt Vernon	Survey:	No		
Industrial Park:		Environmental:	No		
Prior Use:	Warehousing	Archaeological:	No		

**STRUCTURAL DATA:**

Year Built:	1950	Clearance Min:	10'	Style:	Wood Frame & Metal
Rehab Year:	1990	Clearance Max:	20'	Roof:	Built Up & Metal
		Bay Spacing:	50'x25'	Exterior:	Masonry & Metal
				Floors:	1
				Floor Type:	Concrete
				Floor Thickness:	6"
				Floor Drains:	No



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**UTILITY INFORMATION**

<b>Water Provider:</b>	Mt Vernon	<b>Service:</b>		<b>Location:</b>	On Site
<b>Sewer Provider:</b>	Mt. Vernon	<b>Service:</b>		<b>Location:</b>	On Site
<b>Gas Provider:</b>	Ameren IL	<b>Service:</b>		<b>Location:</b>	On Site
<b>Electric Provider:</b>	Ameren IL	<b>Service:</b>		<b>Location:</b>	On Site
<b>AMPS:</b>	800 KVA	<b>Phase:</b>	3		
<b>Low Volts:</b>	120V	<b>High Volts:</b>	240V		
<b>Telecom Provider:</b>	AT&T	<b>Service:</b>		<b>Location:</b>	On Site

**FACILITY INFORMATION**

<b>Truck Dock:</b>	5	<b>Size:</b>	8'x10'	<b>Parking:</b>	30
<b>Dock Levelers:</b>	Yes	<b>Capacity:</b>	N/A	<b>Surface Type:</b>	Asphalt
<b>Drive-In Doors:</b>	2	<b>Size:</b>	12'x 14' & 10'x10'	<b>Yard:</b>	4.9
<b>Box Van Doors</b>	No			<b>Extra Land:</b>	5.2
<b>Overhead Cranes:</b>	No	<b>Size:</b>	N/A N/A	<b>Additional Facility Information:</b>	
<b>Elevators:</b>	N/A				

<b>Heating:</b>	Throughout	<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>	Front	<b>Ventilation:</b>	Yes
<b>Lighting:</b>	LED	<b>Compressed Air:</b>	No
<b>Skylights:</b>	Yes		

**TRANSPORTATION**

<b>Interstate:</b>	2.5 miles to I-57 & I-64
<b>Rail:</b>	N/A
<b>Barge:</b>	N/A
<b>Airport:</b>	3.5 Miles Mt Vernon Municipal Airport

**Listing Broker(s)**

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**Comments**

Former Fairmont Supply warehouse. Racking is negotiable.