





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.

Property Summary

10,800 SF Office/Warehouse
(2) 8'x10' Dock Doors, (1) 12'x12' Grade Level Door
2 Offices, Conference Room and Kitchenette Area
1 Acre Gravel Lot
1.3 Miles to I-57/I-64, Exit 95 – Easy, Convenient Access
Located in an Enterprise Zone

REDUCED SALE PRICE: \$350,000



AREA MAP & IMAGES













BARBERMURPHY COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd. Shiloh, Illinois 62269 618.277.4400 barbermurphy.com

9286 E Belleview Rd Mt. Vernon, IL 62864		SQUARE FOOT			the set of			
		Building Total: Total Available:	- INI O.	10,800 SF 10,800 SF	CH HAR		Shieh Township	
SALE INFORMATIO	V:	Direct Lease:		0 SF			Offices	- NASA
For Sale:	Yes	Sublease:		0 SF		A. A.	East Bellevie	w Rd
Sale Price:	\$350,000	Office:		1,800 SF	1			
Sale Price/SF:	\$32.41	Warehouse:		9,000 SF				
CAP Rate:	φ 02 .11	Min Divisible:		10,800 SF		Blac		AL LA
GRM:		Max Contiguous:		10,800 SF		S.		TANK A
NOI:		max contiguous.		10,000 01	Google Earth			
NOI.		LAND MEASU	REMENTS		BACKING CONTRACTOR AND A CONTRACTOR OF A CONTRACTOR OF A CONTRACT CONTRACT OF A CONTRACT CONTRACT CONTRACT CONT			
LEASE INFORMATIO	ON:	Acres:		1.00				
For Lease:	No	Frontage:		250 FT				
Lease Rate:		Depth:		130 FT				
Lease Type:								
Net Charges:		PROPERTY INI	FORMATIC	ON:				
CAM Charges:		Parcel No:	06-27-300		TIF:	No	Property Tax:	\$3,895.30
Lease Term:		County:	Jefferson		Enterprise Zone:	Yes	Tax Year:	2019
		Zoning:	I-1 (Light I	nd Dist)	Foreign Trade Zone:	No		2010
Leasing Comments:		Zoning By:	Mt. Vernor		Survey:	No		
Leasing Comments.		Industrial Park:	Office/War		Environmental:	No		
		Prior Use:	Warehous		Archaeological:	No		
			maronouo	•	Anonacological.			
		STRUCTURAL	DATA:					
		Year Built:	1972	Clearance Min:	9	Style:	Steel Frame	
		Rehab Year:		Clearance Max:	15.5	Roof:	Metal	
				Bay Spacing:	Clear Span	Exterior:	Metal Siding	
					·	Floors:	1	
						Floor Type:	Reinforced C	oncrete
						Floor Thickn		
						Floor Drains		

9286 E Belleview Rd Mt. Vernon, IL 62864

Nater Provider:	City o	f Mt. Vernon		Service:			Location:	On Site
Sewer Provider:	Septio	c Tank		Service:			Location:	On Site
Sas Provider:	Amere	en IL		Service:			Location:	On Site
Electric Provider:	Amere	en IL		Service:			Location:	On Site
AMPS:	200 K	VA		Phase:	Single			
Low Volts:	120			High Volts:	240			
Telecom Provider:				Service:			Location:	
FACILITY INFOR		V						
Truck Dock:	2	Size:	8'x10'				Parking:	20
Dock Levelers:	Yes	Capacity:	N/A				Surface Type:	Rocked
Drive-In Doors:	1	Size:	12'x12'				Yard:	1 Acre
Box Van Doors	No						Extra Land:	
Overhead Cranes:	No	Size:	N/A				Additional Fac	cility Information:
Elevators:	No							
				Men's	Restroom:	Yes	TRANSPOR	TATION
Heating:	Yes							
Heating: Cooling:	Yes Office			Wome	en's Restroom:	Yes	Interstate:	I-64 and I-57 (1 - Mile)
Cooling:				Wome Show			Interstate: Rail:	I-64 and I-57 (1 - Mile) N/A
Cooling: Insulated:	Office Yes			Show	er:	Yes Yes		
Cooling: Insulated: Sprinklers:	Office Yes No			Show	er: lation:	Yes Yes No	Rail: Barge:	N/A
Cooling: Insulated: Sprinklers: Lighting:	Office Yes No Fluores	cent		Show	er:	Yes Yes	Rail:	N/A N/A
Cooling: Insulated: Sprinklers: Lighting:	Office Yes No	cent		Show	er: lation:	Yes Yes No	Rail: Barge:	N/A N/A N/A
Cooling: Insulated: Sprinklers:	Office Yes No Fluores	cent		Show	er: lation:	Yes Yes No	Rail: Barge: Airport:	N/A N/A N/A R, CCIM James Leopold CCIM

Office/Warehouse on 1 Acre. Rocked Lot. 2 Docks with levelers. (1) 12'x12' overhead door. Located on mile from I-64.

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