

10,800 SF Office/Warehouse for Sale

9286 East Belleview Rd, Mt. Vernon, IL 62864



BARBERMURPHY

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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

Listing No: 2307

Industrial

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SALE INFORMATION:

For Sale: Yes
 Sale Price: \$350,000
 Sale Price/SF: \$32.41
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

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

Leasing Comments:

Total SF Available: **10,800 SF**

Min Divisible SF: **10,800 SF**

SQUARE FOOT INFO:

Building Total: 10,800 SF
 Total Available: 10,800 SF
 Direct Lease: 0 SF
 Sublease: 0 SF
 Office: 1,800 SF
 Warehouse: 9,000 SF
 Min Divisible: 10,800 SF
 Max Contiguous: 10,800 SF

LAND MEASUREMENTS:

Acres: 1.00
 Frontage: 250 FT
 Depth: 130 FT

PROPERTY INFORMATION:

Parcel No:	06-27-300-003	TIF:	No	Property Tax:	\$3,895.30
County:	Jefferson	Enterprise Zone:	Yes	Tax Year:	2019
Zoning:	I-1 (Light Ind. Dist.)	Foreign Trade Zone:	No		
Zoning By:	Mt. Vernon	Survey:	No		
Industrial Park:	Office/Warehouse	Environmental:	No		
Prior Use:	Warehouse	Archaeological:	No		

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 Concrete
				Floor Thickness:	6'
				Floor Drains:	No



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UTILITY INFORMATION

Water Provider:	City of Mt. Vernon	Service:		Location:	On Site
Sewer Provider:	Septic Tank	Service:		Location:	On Site
Gas Provider:	Ameren IL	Service:		Location:	On Site
Electric Provider:	Ameren IL	Service:		Location:	On Site
AMPS:	200 KVA	Phase:	Single		
Low Volts:	120	High Volts:	240		
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

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 Facility Information:	
Elevators:	No				
Heating:	Yes	Men's Restroom:	Yes		
Cooling:	Office	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	Yes		
Sprinklers:	No	Ventilation:	No		
Lighting:	Fluorescent	Compressed Air:	No		
Skylights:	Yes				

TRANSPORTATION

Interstate:	I-64 and I-57 (1 - Mile)
Rail:	N/A
Barge:	N/A
Airport:	N/A

Listing Broker(s)

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Comments

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