

# 20,750 SF Office/Warehouse for Sale

605 New Fairfield Rd, Mt. Vernon, IL 62864



**BARBERMURPHY**

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## Property Summary

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20,750 SF Light Industrial Building for Sale

15,750 SF Warehouse – 5,000 SF Office

1,200 SF Storage Building

Clear Span

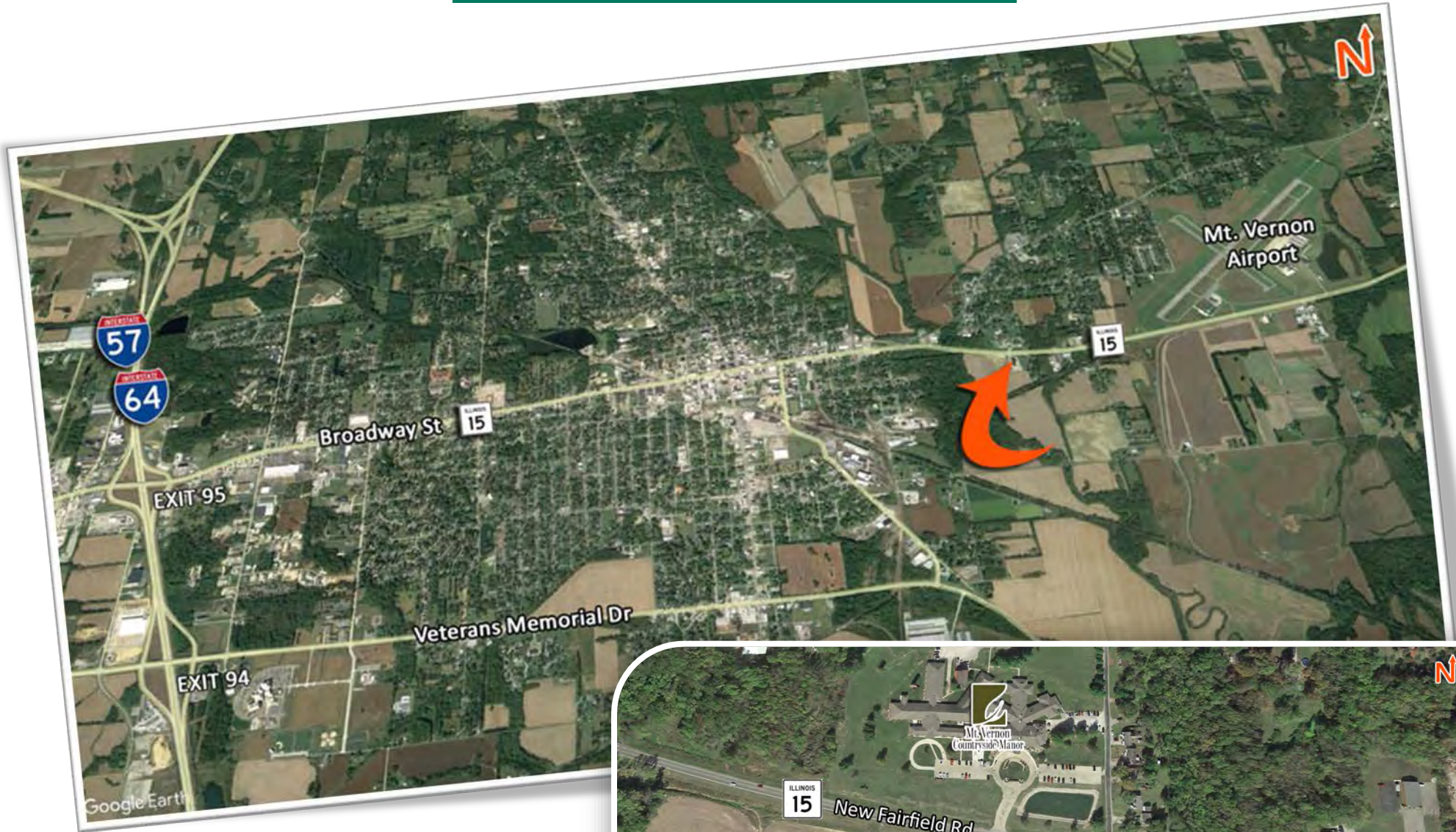
(2) 14'x14' Overhead Doors

3 Phase; 1,200 AMP; 120/240/480V Electric Service

3.42 Acre Secure, Fenced Yard with Perimeter Security Lighting

**SALE PRICE: \$595,000**

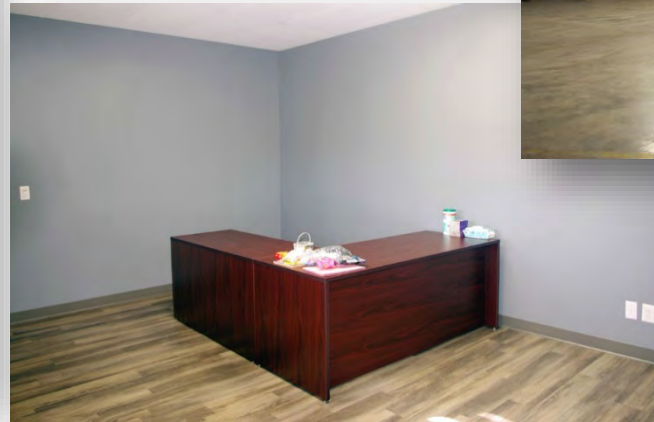
# AERIALS



# IMAGES



**BARBERMURPHY**



Listing No: 2312

Industrial

605 New Fairfield Road  
Mount Vernon, IL 62864

### SALE INFORMATION:

For Sale: Yes  
 Sale Price: \$595,000  
 Sale Price/SF: \$28.67  
 CAP Rate:  
 GRM:  
 NOI:

### LEASE INFORMATION:

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

Leasing Comments:

**Total SF Available: 20,750 SF**

**Min Divisible SF: 5,000 SF**

### SQUARE FOOT INFO:

Building Total: 20,750 SF  
 Total Available: 20,750 SF  
 Direct Lease: 0 SF  
 Sublease: 0 SF  
 Office: 5,000 SF  
 Warehouse: 15,750 SF  
 Min Divisible: 5,000 SF  
 Max Contiguous: 20,750 SF

### LAND MEASUREMENTS:

Acres: 3.42  
 Frontage: 300 FT  
 Depth: 493 FT

### PROPERTY INFORMATION:

Parcel No: 07-28-378-002  
 County: Jefferson  
 Zoning: General Industrial  
 Zoning By: City of Mt. Vernon  
 Industrial Park:  
 Prior Use: Vehicle Storage/Distribution

TIF: No  
 Enterprise Zone: No  
 Foreign Trade Zone: No  
 Survey: Yes  
 Environmental: Yes  
 Archaeological: No

Property Tax: \$9,339.90  
 Tax Year: 2020

### STRUCTURAL DATA:

Year Built:	1978	Clearance Min:	16'	Style:	Metal Building
Rehab Year:	2019	Clearance Max:	18'	Roof:	Metal
		Bay Spacing:	Clear Span	Exterior:	Metal
				Floors:	1
				Floor Type:	Reinforced Concrete
				Floor Thickness:	6"
				Floor Drains:	Yes



605 New Fairfield Road  
Mount Vernon, IL 62864**UTILITY INFORMATION**

<b>Water Provider:</b>	Mt. Vernon	<b>Service:</b>	2"	<b>Location:</b>	At Building
<b>Sewer Provider:</b>	Mt. Vernon	<b>Service:</b>	6"	<b>Location:</b>	At Building
<b>Gas Provider:</b>	Ameren IL	<b>Service:</b>		<b>Location:</b>	At Building
<b>Electric Provider:</b>	Ameren IL	<b>Service:</b>		<b>Location:</b>	At Building
<b>AMPS:</b>	1200 KVA	<b>Phase:</b>	3 Phase		
<b>Low Volts:</b>	120/240/480	<b>High Volts:</b>	120/240/480		
<b>Telecom Provider:</b>		<b>Service:</b>		<b>Location:</b>	

**FACILITY INFORMATION**

<b>Truck Dock:</b>	<b>Size:</b>	<b>Parking:</b>	30
<b>Dock Levelers:</b>	<b>Capacity:</b>	<b>Surface Type:</b>	Asphalt
<b>Drive-In Doors:</b>	2	<b>Yard:</b>	
	<b>Size:</b> 14'x14'	<b>Extra Land:</b>	
<b>Box Van Doors:</b>	No	<b>Additional Facility Information:</b>	
<b>Overhead Cranes:</b>	No		
	<b>Size:</b> N/A		
<b>Elevators:</b>	No		
<b>Heating:</b>	Gas unit heaters	<b>Men's Restroom:</b>	Yes
<b>Cooling:</b>	Yes, in office areas	<b>Women's Restroom:</b>	Yes
<b>Insulated:</b>	Yes	<b>Shower:</b>	No
<b>Sprinklers:</b>	No	<b>Ventilation:</b>	No
<b>Lighting:</b>	LED	<b>Compressed Air:</b>	No
<b>Skylights:</b>	No		

**TRANSPORTATION**

<b>Interstate:</b>	Yes, 4 miles west, 3 miles south
<b>Rail:</b>	Yes, access one mile
<b>Barge:</b>	No
<b>Airport:</b>	Yes, less than a mile

**Listing Broker(s)**

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 Cell: (618) 610-1632

**Comments**

Very clean 20,750 SF Light Industrial Building. Office remodeled in 2019, power updated to 1200 AMP, 120/240/480V and exterior of building repainted. Entire site fenced for security with exterior lighting around perimeter. Paving good, yard rocked, 1,200 SF storage building with OH door in secured area as well.