

352,800 SF Rail Served Warehouse For Sale 273,550 SF For Lease and Finish to Suit

South Dickey St., Sparta, IL 62286



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PROPERTY SUMMARY

Former Spartan Printing Complex in Sparta, IL was repurposed in 2020. Portions of the building were demolished, leaving a 2-Acre concrete pad where those building sections once stood.

The remaining structure consists of a total of 352,800 SF, of that, 140,790 SF has had either a new roof or roof repairs completed, interior painted and electric restored with LED lighting in place.

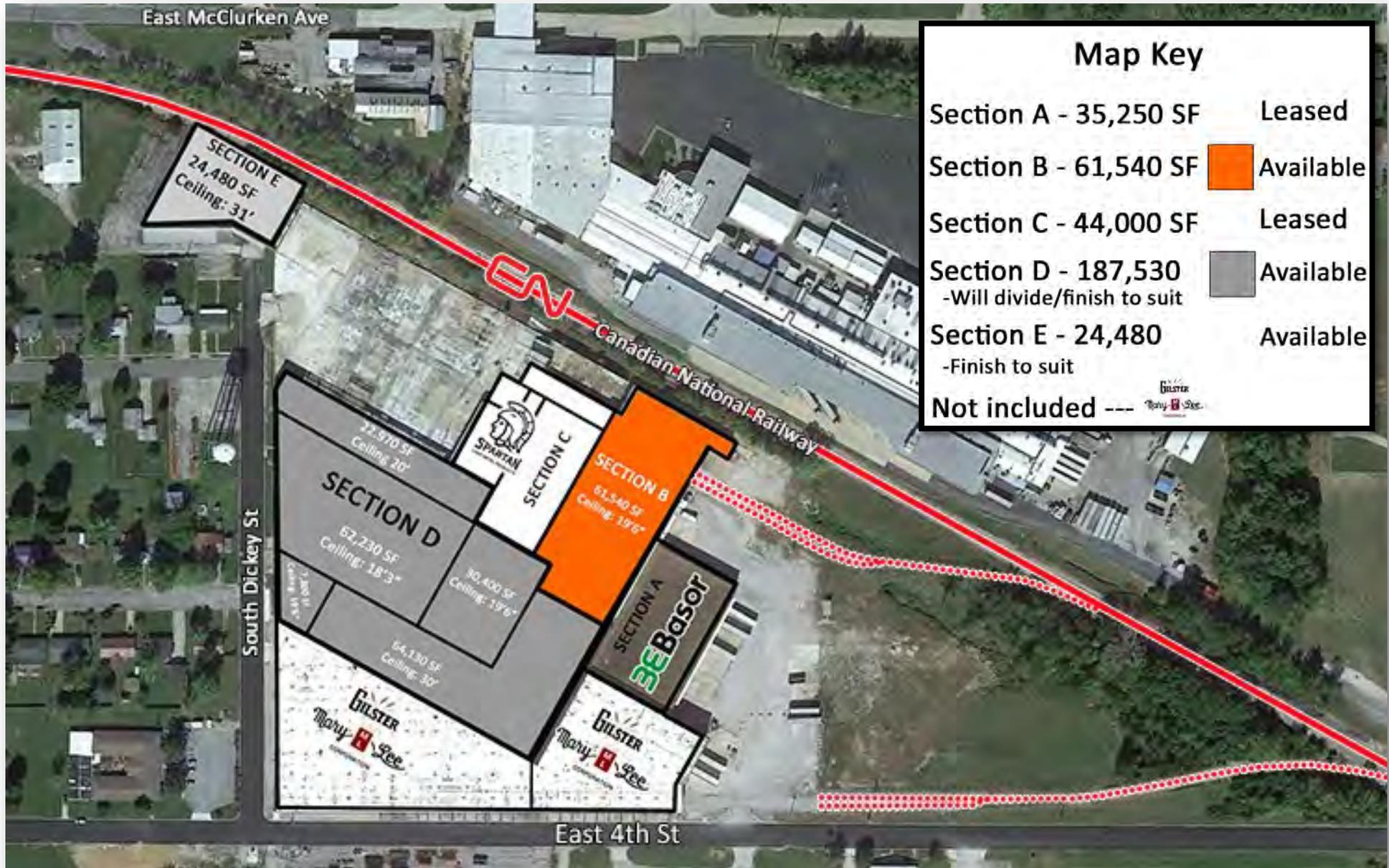
There is 212,000 SF remaining which consists of concrete floors and steel frame structure that needs a new roof and mechanical systems restored. Of the 212,000 SF, 64,000 SF has 30' ceilings and 148,000 SF has 19' ceilings. Improvements will be quoted by project.

The site is adjacent to Canadian Railway and has (3) separate spurs entering the property totaling approximately 2,023 linear feet. Rail access would require some improvements to get back into operable condition.

Property is located in a TIF District and Enterprise Zone

SALE PRICE: \$3,900,000

LEASE RATE: \$3.00/SF, NNN



SECTION A – 35,250 SF – LEASED TO BASOR ELECTRIC THRU JUNE 2027



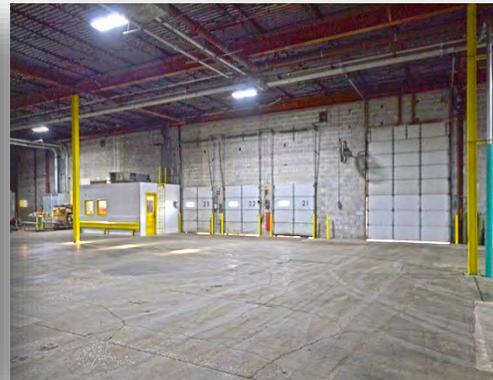
13 Loading Docks, Offices & Restrooms



SECTION B – 61,540 SF - AVAILABLE



Interior Rail Loading Dock



Interior Rail Loading Dock

SECTION C – 44,000 SF – LEASED TO SPARTAN LIGHT METALS THRU FEB 2026



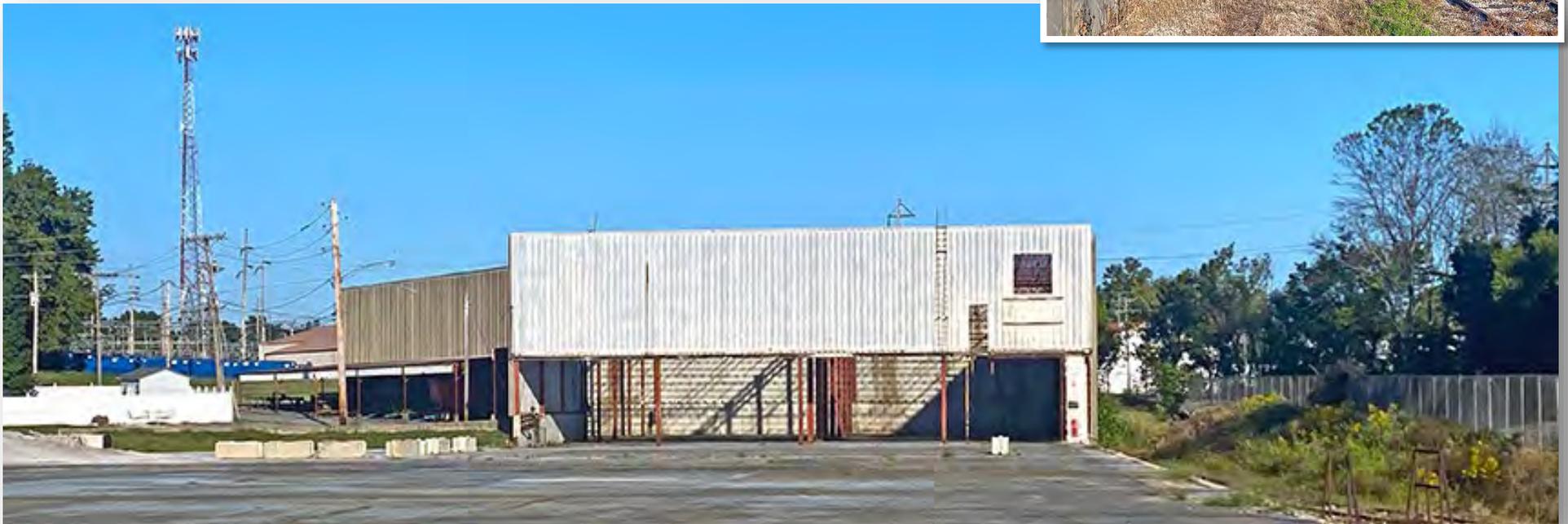


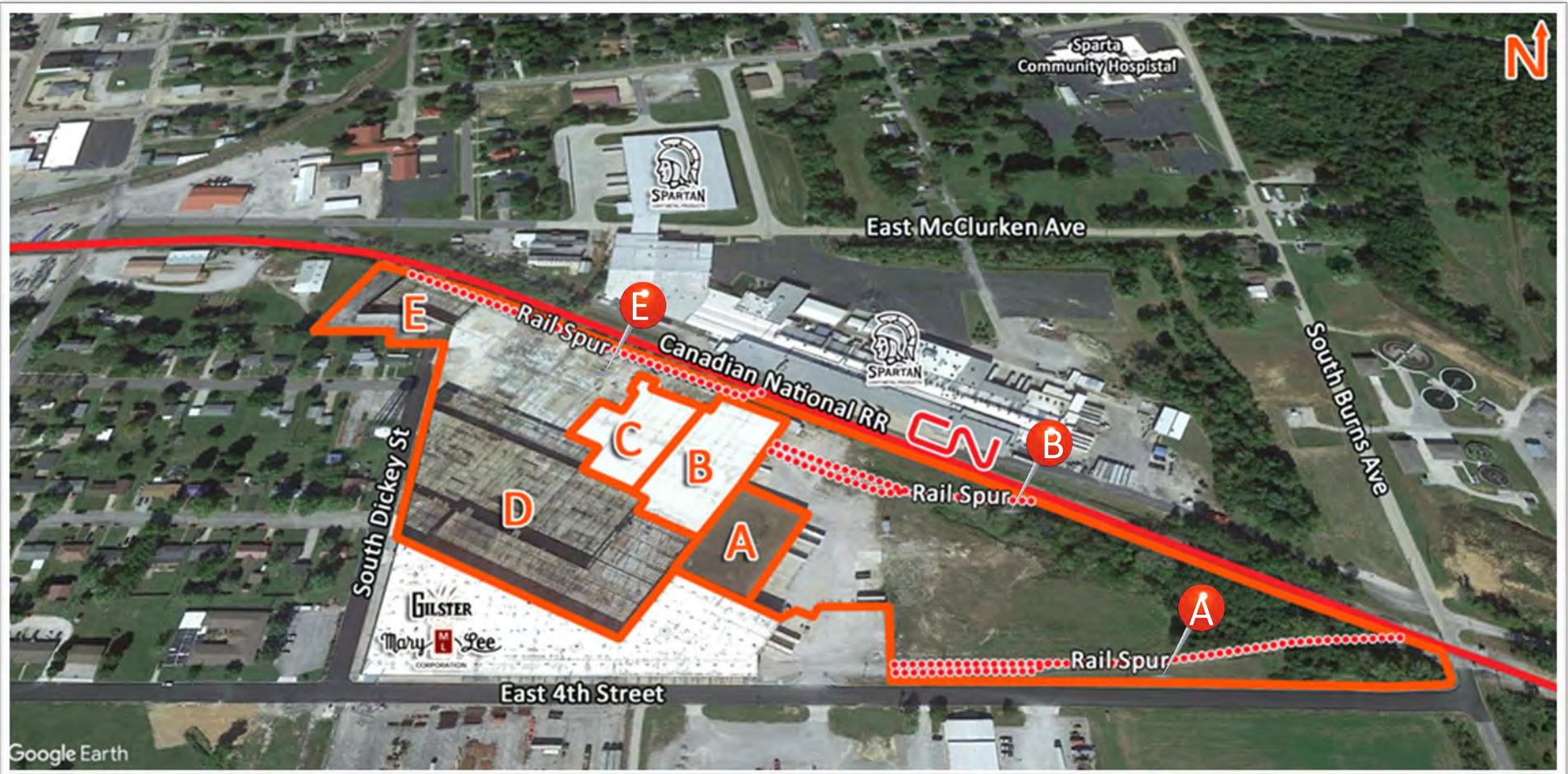
FINISH TO SUIT/WILL DIVIDE





STAND ALONE BUILDING – FINISH TO SUIT





Rail Service to Section E



Rail Service to Section B



Rail Spur - Section A



Listing No: 2327

Industrial

Sparta Printing
South Dickey
Sparta, IL 62286

SALE INFORMATION:

For Sale: Yes
Sale Price: \$3,900,000
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$3.00
Lease Type: NNN
Net Charges: \$0.05
CAM Charges:
Lease Term:

Leasing Comments:

Finish-to-Suit Lease Rate quoted by project
(212,000 SF) As-Is Finished Space
Lease Rate: \$3.00/SF, NNN (61,540 SF)

Total SF Available: 352,800 SF
Min Divisible SF: 5,000 SF

SQUARE FOOT INFO:

Building Total: 352,800 SF
Total Available: 352,800 SF
Direct Lease: 273,550 SF
Sublease: 0 SF
Office: 0 SF
Warehouse: 352,800 SF
Min Divisible: 5,000 SF
Max Contiguous: 328,320 SF

LAND MEASUREMENTS:

Acres: 19.00
Frontage: 602 FT
Depth: 1,095 FT

PROPERTY INFORMATION:

Parcel No: 10-06-380-002	TIF: Yes	Property Tax: \$1,952.00
County: Randolph	Enterprise Zone: Yes	Tax Year: 2019
Zoning: Industrial	Foreign Trade Zone: No	
Zoning By: Sparta	Survey: Yes	
Industrial Park:	Environmental: Yes	
Prior Use: Manufacturing	Archaeological: No	

STRUCTURAL DATA:

Year Built: 1960	Clearance Min: 19'	Style: Steel Frame
Rehab Year: 2020	Clearance Max: 30'	Roof: Metal
	Bay Spacing: Varies	Exterior: Metal
		Floors: 1
		Floor Type: Reinforced Concrete
		Floor Thickness: 6"-17"
		Floor Drains: Yes



South Dickey
Sparta, IL 62286

UTILITY INFORMATION

Water Provider:	Sparta	Service:	6: & 8" lines	Location:	On Site
Sewer Provider:	Sparta	Service:	6" & 8" Lines	Location:	On Site
Gas Provider:	Ameren IL	Service:		Location:	On Site
Electric Provider:	Ameren IL	Service:		Location:	On Site
AMPS:	2000 KVA	Phase:	3		
Low Volts:	240V	High Volts:	480V		
Telecom Provider:	Frontier	Service:		Location:	

FACILITY INFORMATION

Truck Dock:	18	Size:	Varies	Parking:	100
Dock Levelers:	Yes	Capacity:		Surface Type:	Rock & Concrete
Drive-In Doors:	2	Size:	16'x18' & 12'x15'	Yard:	2 Acre Concrete Pad
Box Van Doors	No			Extra Land:	13.7 Acres adjacent
Overhead Cranes:	No	Size:	N/A N/A	Additional Facility Information:	
Elevators:	N/A				
Heating:	No	Men's Restroom:	Yes		
Cooling:	No	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	No		
Sprinklers:	Yes-Wet	Ventilation:	Yes		
Lighting:	LED-Motion Detectors	Compressed Air:	No		
Skylights:	No				

TRANSPORTATION

Interstate:	28 Miles to I-64, 33 Miles to I-55
Rail:	Canadian National Railway
Barge:	Kaskaskia River Terminal
Airport:	62 Miles to Lambert International Airport

Listing Broker(s)

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Comments

Comments: Section C- 44,000 SF leased by Spartan Light Metal. Section A - 35,250 SF leased to Basor Electric. Section B - 61,540 available with 10,000 SF Miscellaneous month to month Leases. Lease rates \$3/SF, NNN.

Remaining 212,000 SF without roof available for lease finish to suit - Allow 3 months for roof installation and mechanical improvements - Rail Access needs improvements. Sprinklers are shut off but can be made available if needed. Heaters can be added if needed.