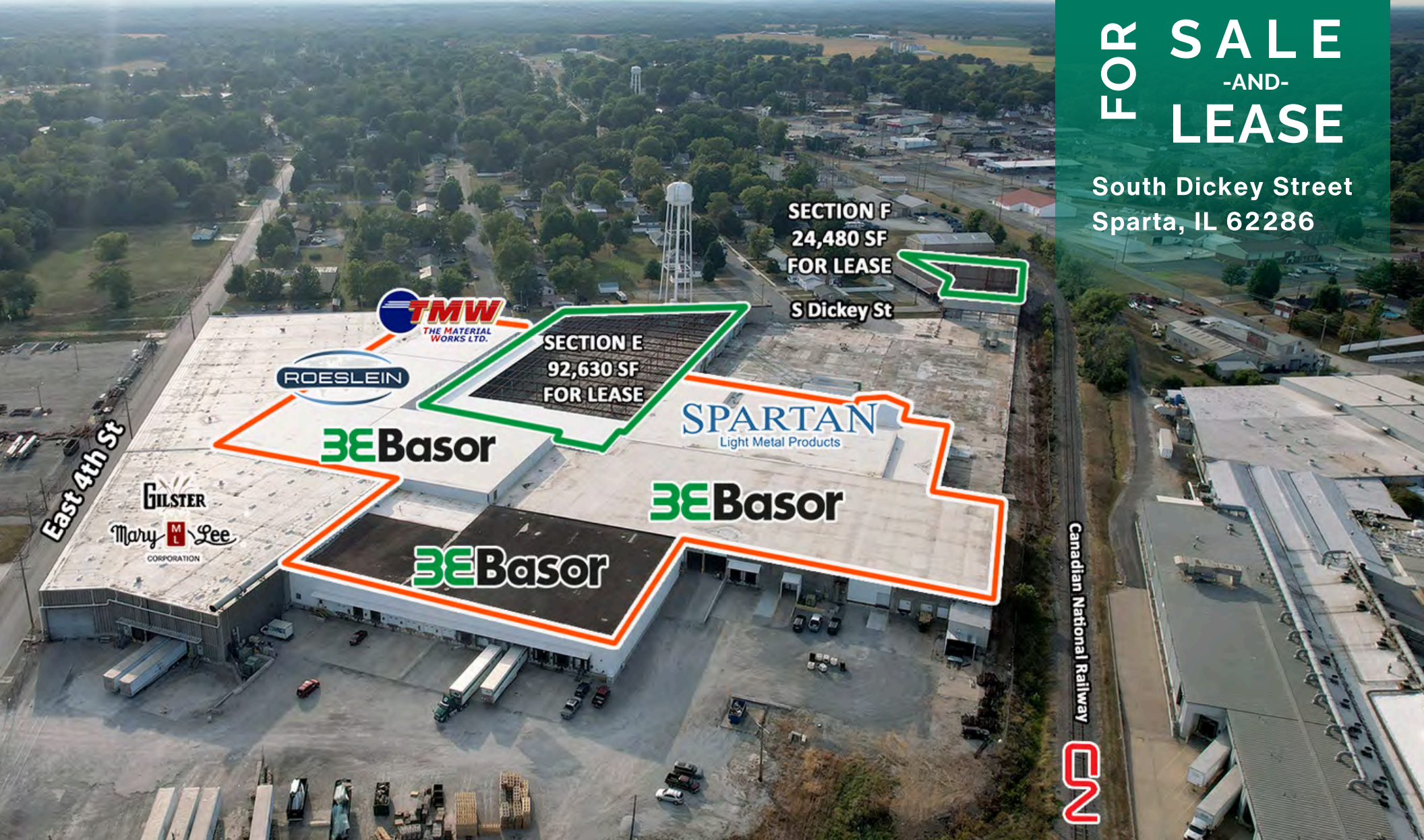


# FOR SALE -AND- LEASE

South Dickey Street  
Sparta, IL 62286



**326,530 SF RAIL SERVED WAREHOUSE FOR SALE WITH 117,110 SF FOR LEASE**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

**Steve Zuber - SIOR, CCIM**  
Principal  
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steve@barbermurphy.com

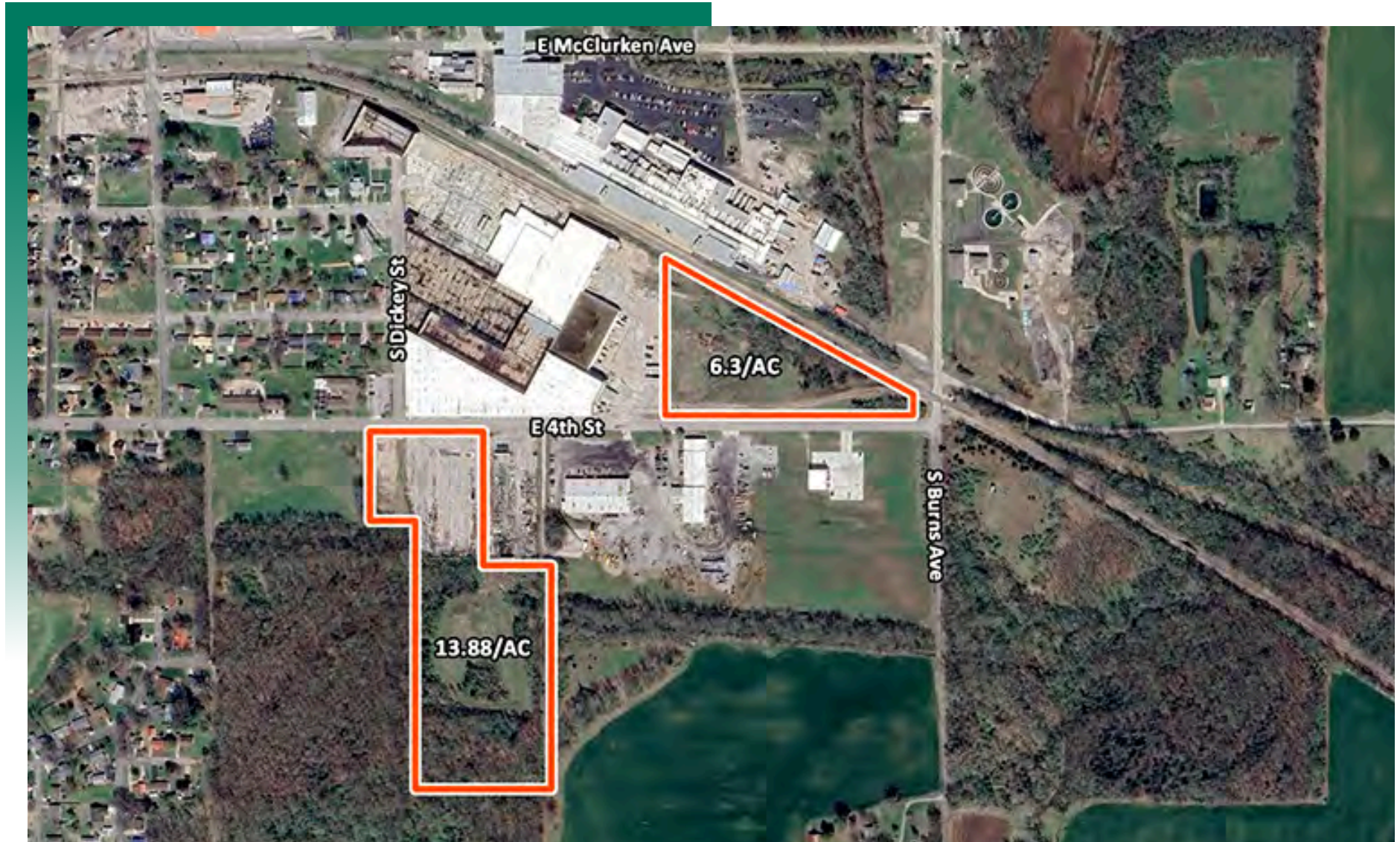
**Cole Hensel**  
Broker Associate  
Office: (618) 277-4400 (Ext. 28)  
Cell: (618) 606-2646  
coleh@barbermurphy.com





# ADDITIONAL ACREAGE INCLUDED IN SALE

South Dickey St., Sparta, IL



South parcel = 13.88 acres

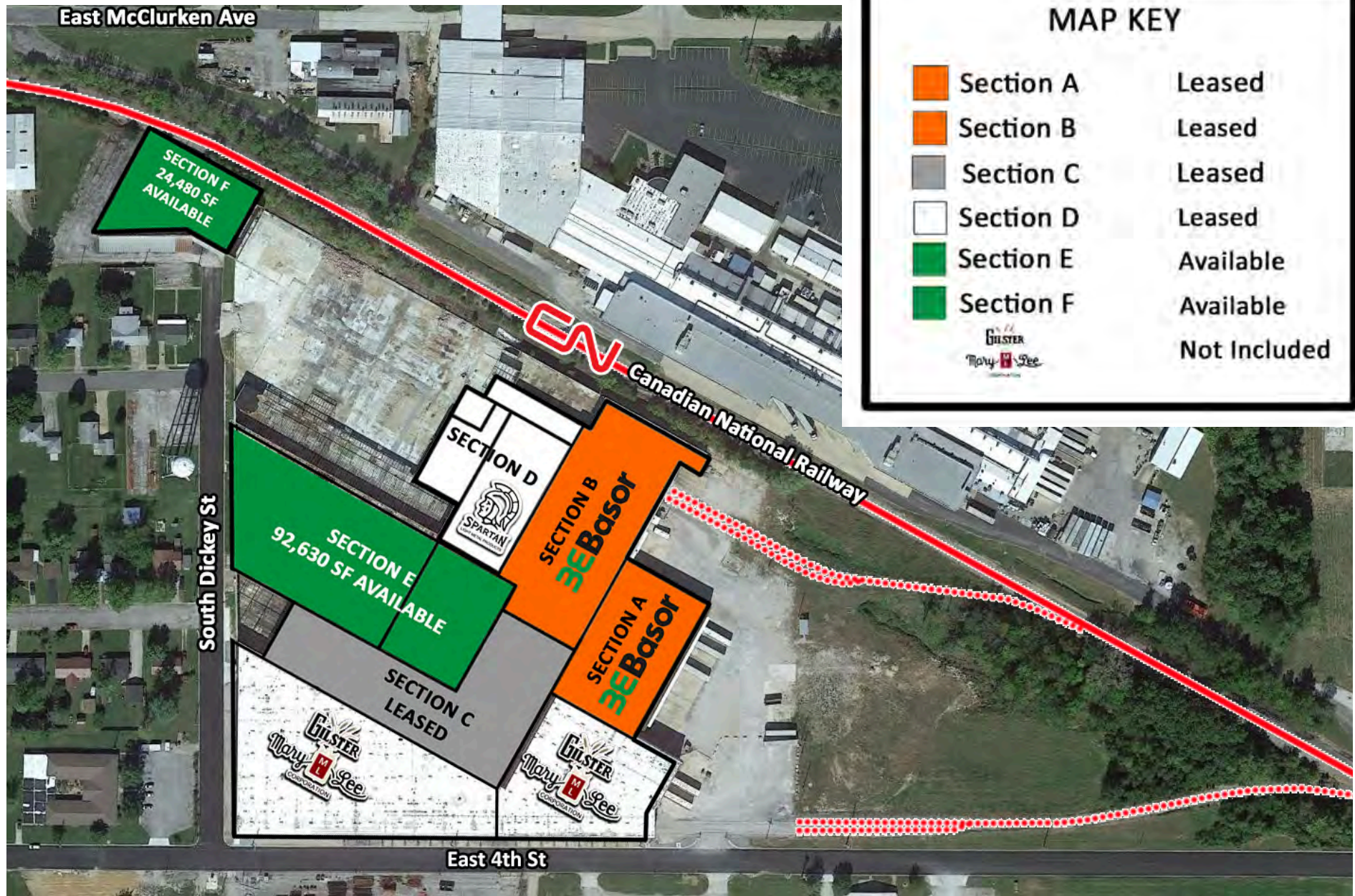
East parcel = 6.3 acres

All utilities adjacent to East 4<sup>th</sup> St & South Dickey St



# SITE PLAN

South Dickey St., Sparta, IL





SECTION A  
35,250 SF  
LEASED TO BASOR ELECTRIC  
THRU JUNE 2027  
IMPROVEMENTS: NEW ROOF 2025



13 Loading Docks, Offices & Restrooms





# SECTION B

61,540 SF

LEASED TO BASOR ELECTRIC

THRU AUGUST 2026

IMPROVMENTS: NEW ROOF 2021

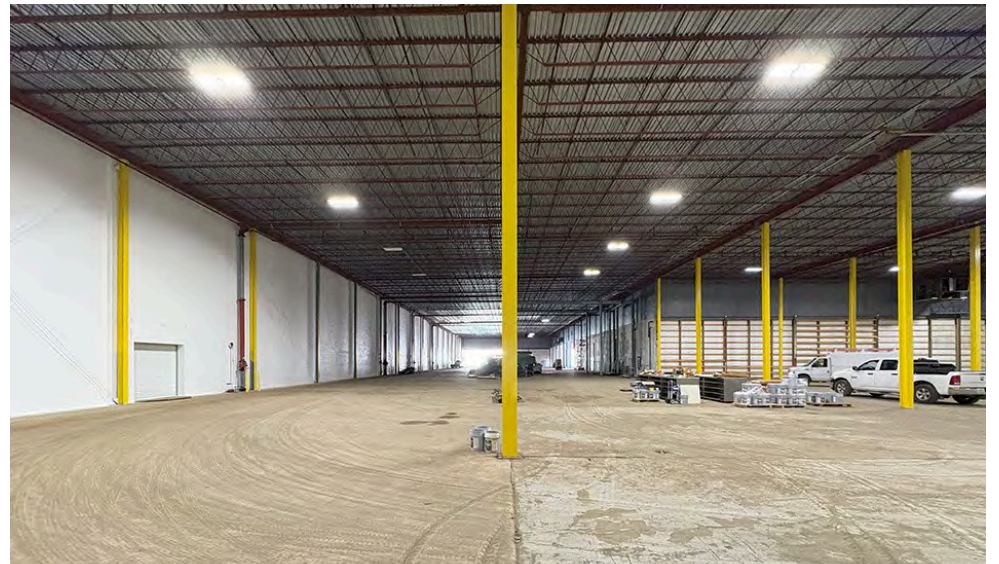
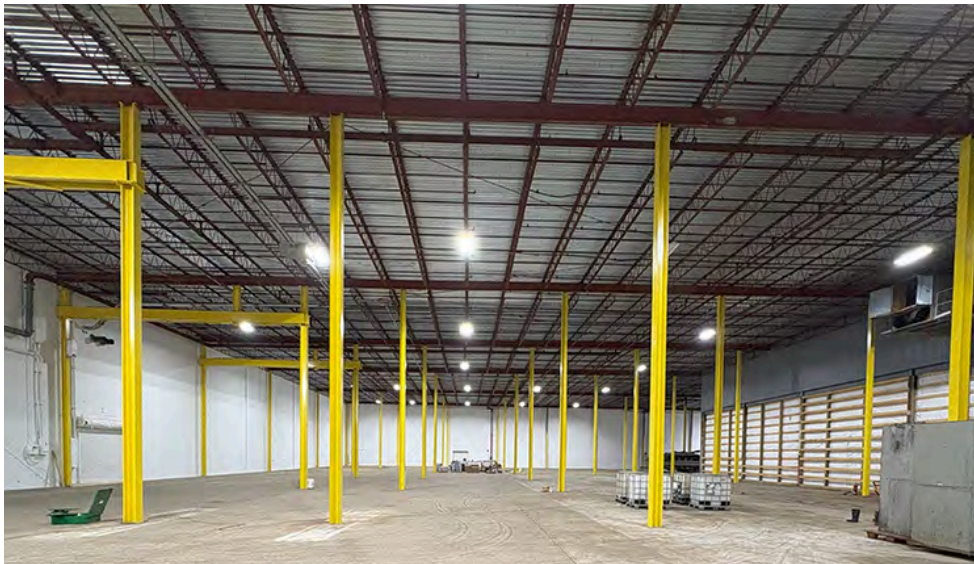




# SECTION C - 64,130 SF - LEASED

NEW IMPROVEMENTS:

ROOF AUGUST 2025, NEW INTERIOR/EXTERIOR PAINT, LIGHTS, DOCKS & DRIVE-IN DOORS





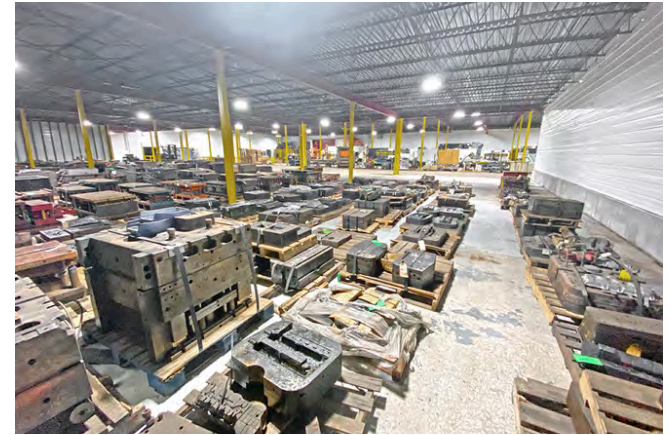
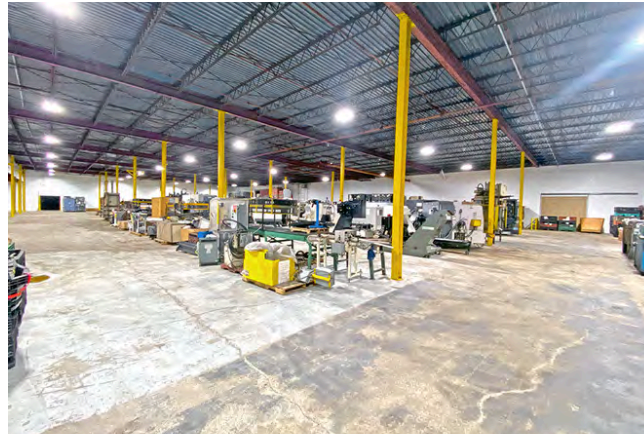
# SECTION D

48,500 SF

LEASED TO SPARTAN LIGHT METALS

THRU FEBRUARY 2026

IMPROVEMENTS: NEW ROOF 2024



INTERIOR ACCESS VIEW



EXTERIOR ACCESS VIEW



# SECTION E - 92,630 SF FOR LEASE

## NEW IMPROVEMENTS TO BE COMPLETED IN Q1 2026





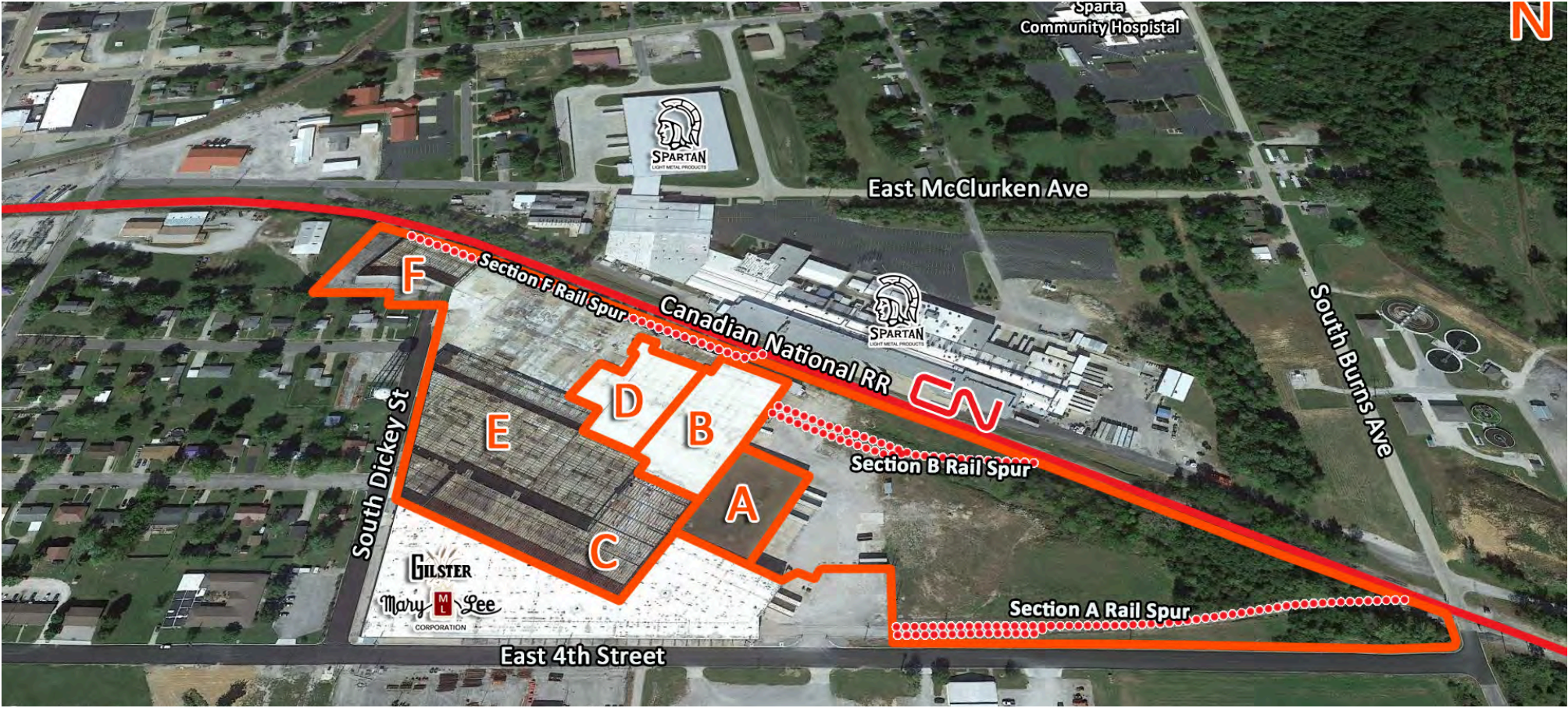
# SECTION F - 24,480 SF FOR LEASE

STAND ALONE BUILDING - FINISH TO SUIT - RAIL SERVED





# RAIL ACCESS



RAIL SPUR - SECTION F



RAIL SPUR - SECTION B



RAIL SPUR - SECTION A





# INDUSTRIAL PROPERTY SUMMARY

## SOUTH DICKEY

**LISTING #** 2327

### LOCATION DETAILS:

**Parcel #:** 10-06-380-002  
**County:** IL - Randolph  
**Zoning:** Industrial - Sparta

### PROPERTY OVERVIEW:

**Building SF:** 326,530  
**Vacant SF:** 117,110  
**Office SF:** 5,000  
**Warehouse SF:** 321,530  
**Min Divisible SF:** 24,480  
**Max Contig SF:** 117,110  
**Lot Size:** 19.0 Acres  
**Frontage:** 602  
**Depth:** 1095  
**Parking Spaces:** 100  
**Parking Surface Type:** Rock & Concrete  
**Archeological:** No  
**Environmental:** Yes  
**Survey:** Yes

### STRUCTURAL DATA:

**Year Built:** 1960  
**Renovated:** 2025  
**Clear Ht Min:** 19  
**Clear Ht Max:** 30  
**Bay Spacing:** Varies  
**Construction Type:** Steel Frame, Metal  
**Roof:** Metal  
**Floor Type:** Reinforced Concrete  
**Floor Thickness:** 6"-17"

### FACILITY INFORMATION:

**Heat:** Warehouse/Office  
**AC:** Office  
**Lighting:** LED-Motion  
**Sprinklers:** Yes-Wet  
**Insulated:** Yes  
**Ventilation:** Yes  
**Compressed Air:** No  
**Restrooms Men:** Yes  
**Restrooms Womens:** Yes  
**Showers:** No  
**Floor Drains:** Yes

### LOADING & DOORS:

**# of Dock Doors:** 22  
**Dock Door Size:** Varies  
**Dock Levelers:** Yes  
**# Drive In Doors:** 4  
**Drive In Door Size:** Varies

### TRANSPORATION:

**Interstate Access:** 28 Miles to I-64, 33 Miles to I-55  
**Barge Access:** Kaskaskia River Terminal  
**Rail Access:** Yes  
**Rail Line:** Canadian National  
**Rail Status:** Rail Access to require improvements



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**COLE HENSEL**

Broker Associate  
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coleh@barbermurphy.com



# INDUSTRIAL PROPERTY SUMMARY PG 2

## SOUTH DICKEY

### UTILITY INFO:

Water Provider:	Sparta
Water Service:	6 and 8 inch
Water Location:	On Site
Sewer Provider:	Sparta
Sewer Service:	6 inch
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	240
Voltage High:	480
Amps:	2000
Phase:	3

### TAX INCENTIVE ZONES:

TIF District:	Yes
Enterprise Zone:	Yes
Opportunity Zone:	No
Foreign Trade Zone:	No

### FINANCIAL INFORMATION:

Taxes:	\$2,020.00
Tax Year:	2024



### SALE/LEASE INFORMATION:

Sale Price:	Contact Broker
Gross Rental Income:	\$594,685
Lease Rate:	\$4.00 / SF
Lease Type:	NNN
NNN Expenses:	\$1.00/SF

### Property Description

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

The remaining structure consists of 326,530 SF, of that 209,420 SF has been remodeled with new dock & drive-in doors, new interior paint, exterior metal skin, new LED lighting, and electric & restrooms restored.

There is a 117,100 SF of space finish to suit.

The site is adjacent to Canadian National 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