

# 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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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

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.

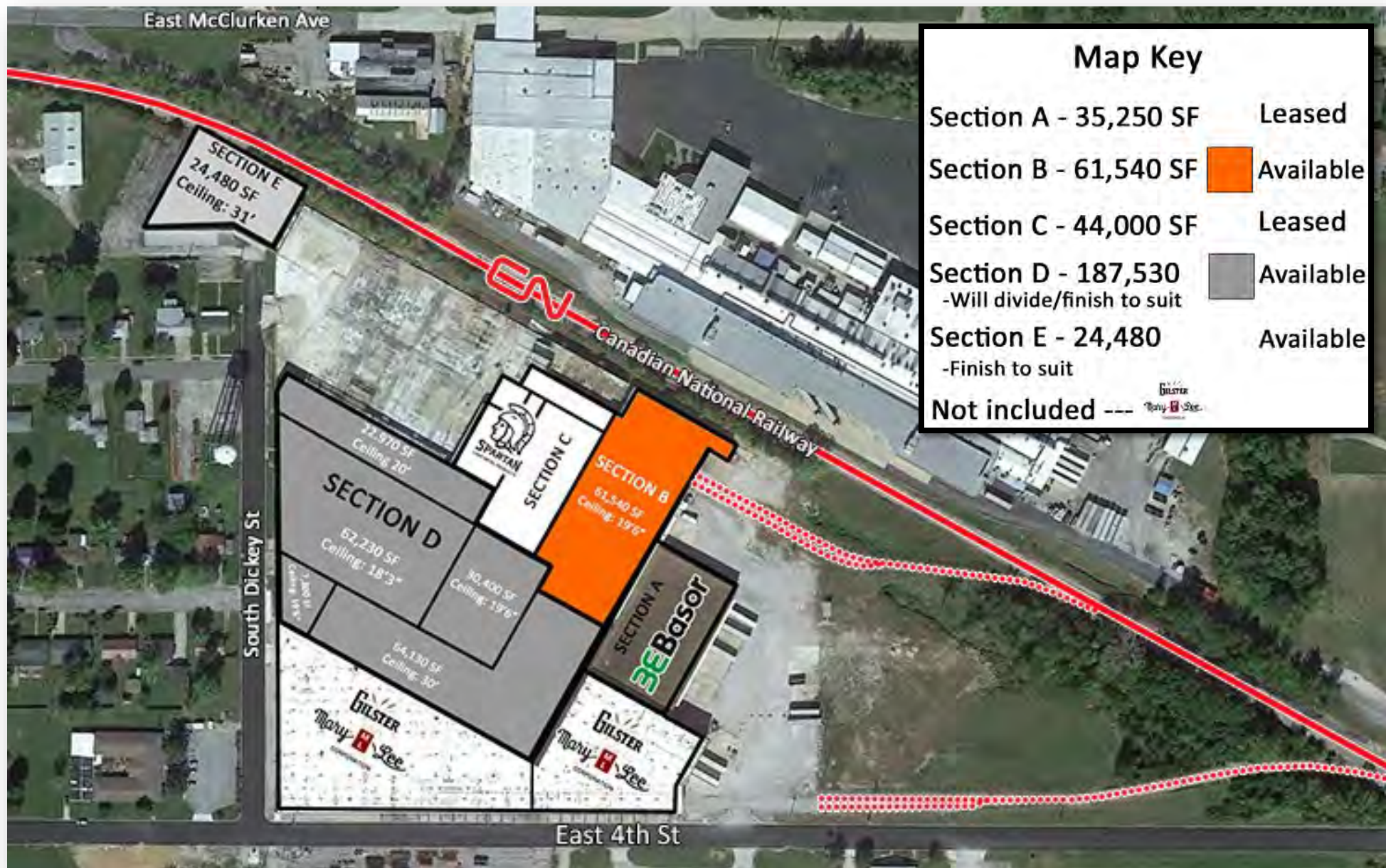
The site is adjacent to Canadian Railway and has (3) separate spurs entering the property totaling approximately 2,023 linear feet. Rail access would require some improvements to get back into operable condition.

Property is located in a TIF District and Enterprise Zone

**SALE PRICE: \$4,500,000**

**LEASE RATE: \$3.00/SF, NNN**



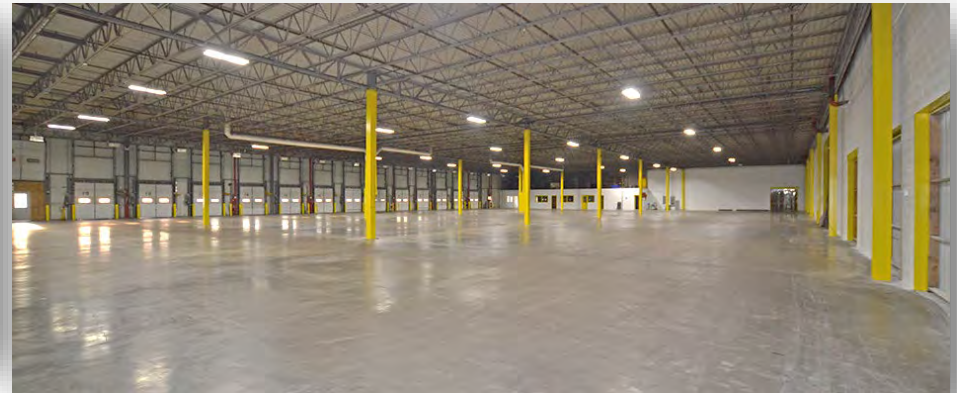




# SECTION A – 35,250 SF – LEASED TO BASOR ELECTRIC THRU JUNE 2027



**13 Loading Docks, Offices & Restrooms**

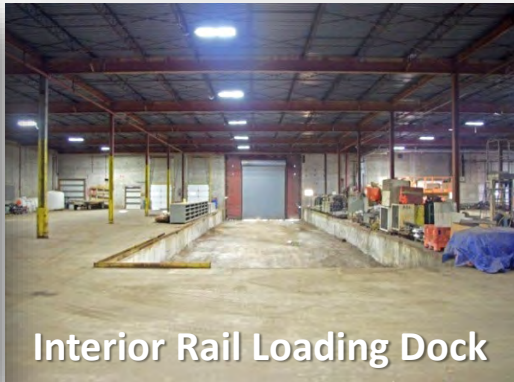
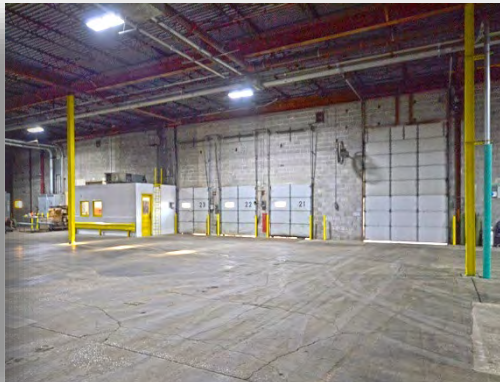




SECTION B – 61,540 SF - AVAILABLE



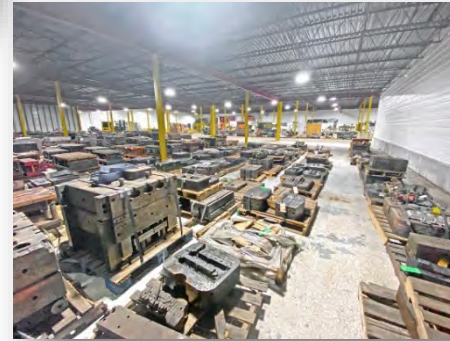
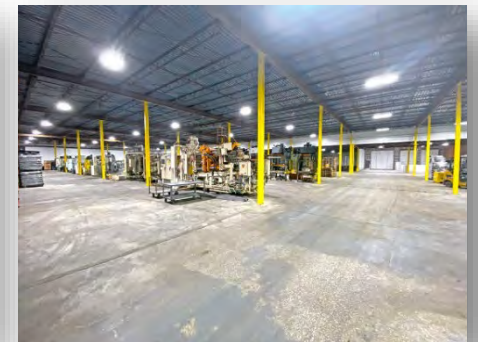
Interior Rail Loading Dock



Interior Rail Loading Dock



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







**FINISH TO SUIT/WILL DIVIDE**



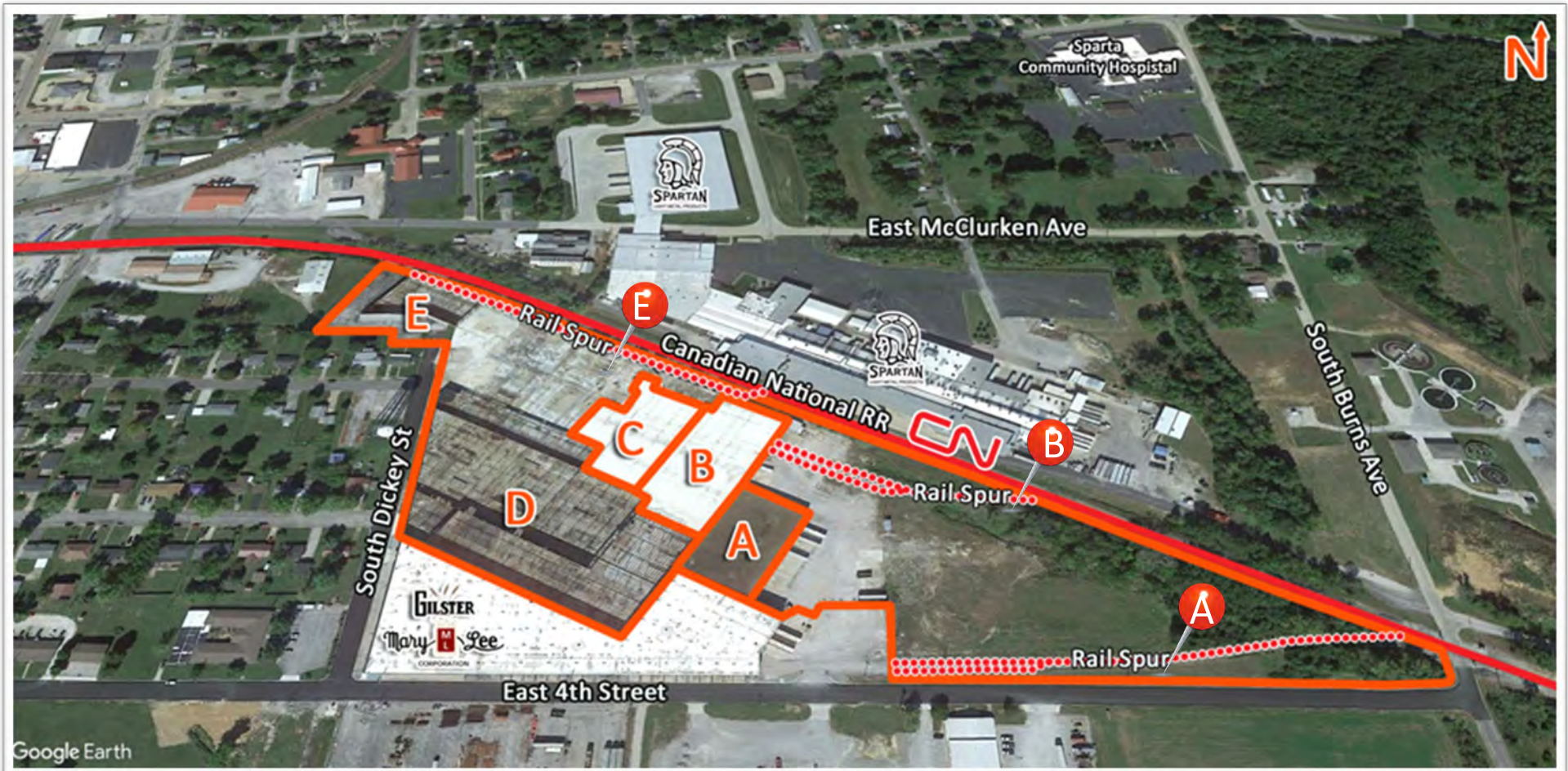




**STAND ALONE BUILDING – FINISH TO SUIT**







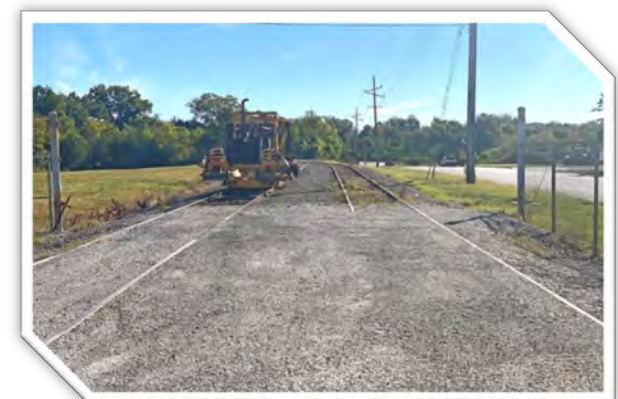
**Rail Service to Section E**



**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: \$4,500,000  
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**

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

**FACILITY INFORMATION**

<b>Truck Dock:</b>	18	<b>Size:</b>	Varies	<b>Parking:</b>	100
<b>Dock Levelers:</b>	Yes	<b>Capacity:</b>		<b>Surface Type:</b>	Rock & Concrete
<b>Drive-In Doors:</b>	2	<b>Size:</b>	16'x18' & 12'x15'	<b>Yard:</b>	2 Acre Concrete Pad
<b>Box Van Doors</b>	No			<b>Extra Land:</b>	13.7 Acres adjacent

<b>Overhead Cranes:</b>	No	<b>Size:</b>	N/A N/A
<b>Elevators:</b>	N/A		

<b>Heating:</b>	No	<b>Men's Restroom:</b>	Yes
<b>Cooling:</b>	No	<b>Women's Restroom:</b>	Yes
<b>Insulated:</b>	Yes	<b>Shower:</b>	No
<b>Sprinklers:</b>	Yes-Wet	<b>Ventilation:</b>	Yes
<b>Lighting:</b>	LED-Motion Detectors	<b>Compressed Air:</b>	No
<b>Skylights:</b>	No		

**Additional Facility Information:****TRANSPORTATION**

<b>Interstate:</b>	28 Miles to I-64, 33 Miles to I-55
<b>Rail:</b>	Canadian National Railway
<b>Barge:</b>	Kaskaskia River Terminal
<b>Airport:</b>	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.