

9,700 SF Truck Repair Shop on 9 Acres for Sale

4603 Hedge Rd., Roxana, IL 62084



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Steve Zuber – SIOR, CCIM
C: 314.409.7283
Steve@barbermurphy.com

James Leopold - CCIM
C: 618.581.1702
JamesL@barbermurphy.com



AREA MAP



Property Summary

9,700 SF on 9 Acres. (8) Drive-In Doors. Semi-Trailer Storage and Repair. Zoned Industrial. Located ½ Mile from I-255 and 1 Mile to Conoco Phillips Refinery.

SALE PRICE: \$950,000

Listing No: 2397

**Industrial
Office / Warehouse**4603 Hedge Road
Roxana, IL 62084**SALE INFORMATION:**

For Sale:	Yes
Sale Price:	\$950,000
Sale Price/SF:	\$97.93
CAP Rate:	
GRM:	
NOI:	

LEASE INFORMATION:

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

Leasing Comments:**Total SF Available: 9,700 SF****Min Divisible SF: 9,700 SF****SQUARE FOOT INFO:**

Building Total:	9,700 SF
Total Available:	9,700 SF
Direct Lease:	0 SF
Sublease:	0 SF
Office:	1,600 SF
Warehouse:	8,100 SF
Min Divisible:	9,700 SF
Max Contiguous:	9,700 SF

LAND MEASUREMENTS:

Acres:	9.00
Frontage:	446 FT
Depth:	1,178 FT

PROPERTY INFORMATION:

Parcel No:	18-1-14-01-00-000-003.010	TIF:	No	Property Tax:	\$10,675.52
County:	Madison	Enterprise Zone:	No	Tax Year:	2019
Zoning:	Industrial	Foreign Trade Zone:	No		
Zoning By:	Village of Roxana	Survey:	No		
Industrial Park:		Environmental:	Yes		
Prior Use:	Truck Repair	Archaeological:	No		

STRUCTURAL DATA:

Year Built:	2007	Clearance Min:	14'	Style:	Steel Frame
Rehab Year:		Clearance Max:	18'	Roof:	Metal Standing Seam
		Bay Spacing:	Clear Span	Exterior:	Metal Skin
				Floors:	1
				Floor Type:	Reinforced Concrete Slab
				Floor Thickness:	8" - 12"
				Floor Drains:	Yes



4603 Hedge Road
Roxana, IL 62084**UTILITY INFORMATION**

Water Provider:	Village of Roxana	Service:		Location:	Building
Sewer Provider:	Village of Roxana	Service:		Location:	Building
Gas Provider:	Ameren IL	Service:		Location:	Building
Electric Provider:	Ameren IL	Service:		Location:	Building
AMPS:	800 KVA	Phase:	3		
Low Volts:	230	High Volts:	480		
Telecom Provider:	Charter/Spectrum	Service:		Location:	Building

FACILITY INFORMATION

Truck Dock:	N/A	Size:	N/A	Parking:	50
Dock Levelers:	N/A	Capacity:	N/A	Surface Type:	Rock
Drive-In Doors:	8	Size:	14' x 14'	Yard:	Rock
Box Van Doors	No			Extra Land:	7 Acres
Overhead Cranes:	No	Size:	N/A	Additional Facility Information:	
Elevators:	No				7 Acres with up to 2 Ft. of rock compacted.
Heating:	yes	Men's Restroom:	Yes		
Cooling:	Office	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	Yes		
Sprinklers:	No	Ventilation:	Yes		
Lighting:	LED	Compressed Air:	Yes		
Skylights:	No				

TRANSPORTATION

Interstate:	I-255
Rail:	N/A
Barge:	N/A
Airport:	

Listing Broker(s)

Steve Zuber SIOR, CCIM
Office: (618) 277-4400
steve@barbermurphy.com
Cell: (314) 409-7283

James Leopold CCIM
Office: (618) 277-4400
jamesl@barbermurphy.com
Cell: (618) 581-1702

Comments

Building Dimensions 80' x 120'.