

# For Sale > Office/Warehouse

2400 Fountain Place, Mt. Vernon, IL 62864



24,000 SF Office/Warehouse: 2,000 SF Office; 22,000 SF Warehouse situated on 2.54 Acres. Clear Span Building with 18' Clear Height. (4) Dock Doors, (1) Drive-In Door – 16' Tall.

**SALE PRICE: \$656,000**

**BARBERMURPHY**

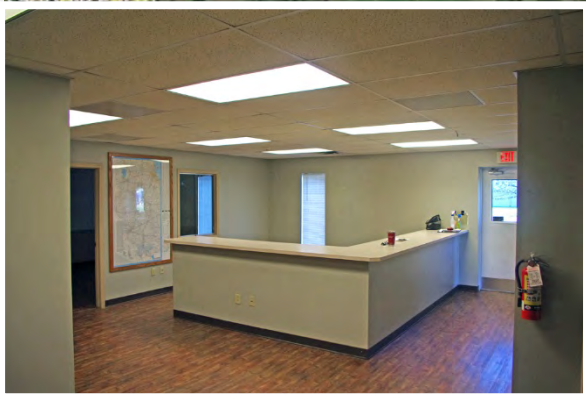
COMMERCIAL REAL ESTATE SOLUTIONS  
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# AREA MAP & IMAGES



Listing No: 2398

**Industrial  
Warehouse**

2400 Foutain Place  
Mt. Vernon, IL 62864

**SALE INFORMATION:**

For Sale: Yes  
 Sale Price: \$656,000  
 Sale Price/SF: \$27.33  
 CAP Rate:  
 GRM:  
 NOI:

**LEASE INFORMATION:**

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

Leasing Comments:

**Total SF Available: 24,000 SF**

**Min Divisible SF: 24,000 SF**

**SQUARE FOOT INFO:**

Building Total: 24,000 SF  
 Total Available: 24,000 SF  
 Direct Lease: 0 SF  
 Sublease: 0 SF  
 Office: 2,000 SF  
 Warehouse: 22,000 SF  
 Min Divisible: 24,000 SF  
 Max Contiguous: 24,000 SF

**LAND MEASUREMENTS:**

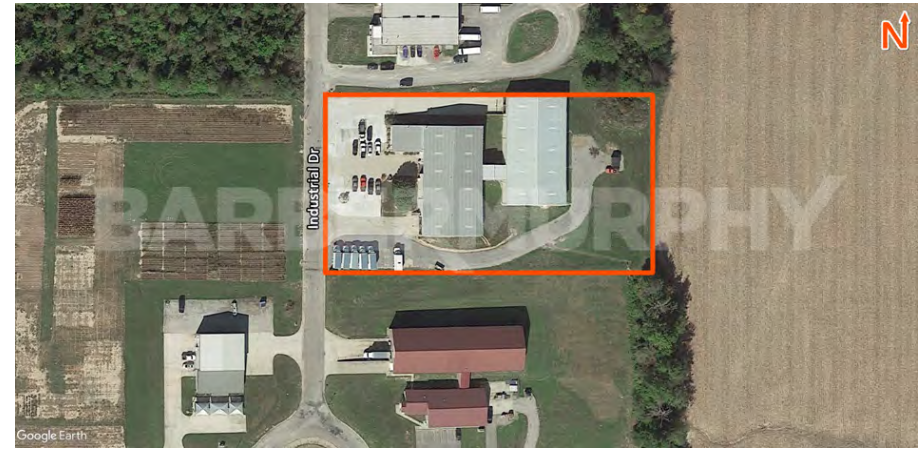
Acres: 2.54  
 Frontage: 251 FT  
 Depth: 439 FT

**PROPERTY INFORMATION:**

Parcel No:	11-05-326-009	TIF:	No	Property Tax:	\$19,440.96
County:	Jefferson	Enterprise Zone:	No	Tax Year:	2019
Zoning:	I-2 General Industrial	Foreign Trade Zone:	No		
Zoning By:	Mt. Vernon	Survey:	No		
Industrial Park:	Warehouse	Environmental:	No		
Prior Use:	Ag Storage	Archaeological:	No		

**STRUCTURAL DATA:**

Year Built:	2011	Clearance Min:	16'	Style:	Clearspan Metal
Rehab Year:	2016	Clearance Max:	18'	Roof:	Metal
		Bay Spacing:	Clear Span	Exterior:	Metal
				Floors:	1
				Floor Type:	Concrete
				Floor Thickness:	6" Reinforced
				Floor Drains:	None



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**UTILITY INFORMATION**

<b>Water Provider:</b>	City of Mt. Vernon	<b>Service:</b>		<b>Location:</b>	On Site
<b>Sewer Provider:</b>	City of Mt. Vernon	<b>Service:</b>		<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>	125 KVA	<b>Phase:</b>	Single		
<b>Low Volts:</b>	120	<b>High Volts:</b>	240		
<b>Telecom Provider:</b>		<b>Service:</b>		<b>Location:</b>	

**FACILITY INFORMATION**

<b>Truck Dock:</b>	4	<b>Size:</b>	10' x 8'	<b>Parking:</b>	10
<b>Dock Levelers:</b>	Yes	<b>Capacity:</b>		<b>Surface Type:</b>	Concrete
<b>Drive-In Doors:</b>	1	<b>Size:</b>	16' x 14'	<b>Yard:</b>	1 Acre
<b>Box Van Doors</b>	No			<b>Extra Land:</b>	
<b>Overhead Cranes:</b>	No	<b>Size:</b>	N/A	<b>Additional Facility Information:</b>	
<b>Elevators:</b>	None				
<b>Heating:</b>	Gas	<b>Men's Restroom:</b>	Yes		
<b>Cooling:</b>	Offices	<b>Women's Restroom:</b>	Yes		
<b>Insulated:</b>	Yes	<b>Shower:</b>	Yes		
<b>Sprinklers:</b>	None	<b>Ventilation:</b>	No		
<b>Lighting:</b>	Flourescent	<b>Compressed Air:</b>	No		
<b>Skylights:</b>	Yes				

**TRANSPORTATION**

**Interstate:** I-57, I-64  
**Rail:**  
**Barge:**  
**Airport:**

**Listing Broker(s)**

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**Comments**

Office/Warehouse formerly used for seed storage sitting on 2.54 Acres. 24,000 SF Building with 22,000 SF of Warehouse and 2,200 SF of Office. Clear Span Building with 18' Clear Height. (4) Dock Doors, (1) Drive-In Door - 16' Tall. Located 500 Feet from Continental Tire Manufacturing Plant the largest employer in Mt. Vernon. 1 Hour From St. Louis.