SALE -OR-LEASE 410 Broadway Ave.,

410 Broadway Ave., South Roxana, IL 62269

9,600 SF WAREHOUSE SPACE AVAILABLE



COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM Cole Hensel Broker Associate Cell: (618) 606-2646 Office: (618) 277-4400 (Ext. 28) coleh@barbermurphy.com

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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.

410 Broadway Avenue, South Roxana, IL 62087



LOCATION OVERVIEW

Located on Broadway Ave. directly off IL Route 111. Excellent Intersect access only 1.2 Miles to I-255. In close proximity to the Phillips 66 Refinery. FRONTAGE 168' DEPTH 570'



EXIT 5



10 SPACES

PROPERTY PHOTOS

410 Broadway Avenue, South Roxana, IL 62087





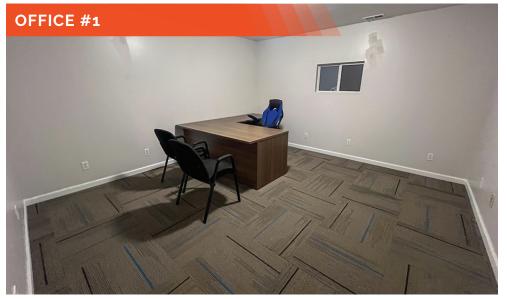


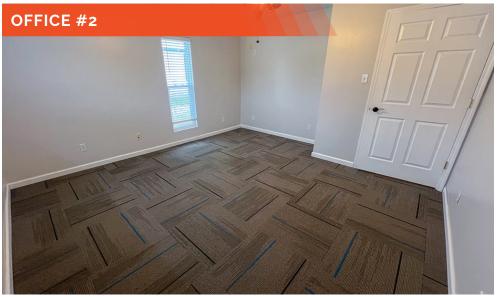
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PROPERTY PHOTOS

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INDUSTRIAL PROPERTY SUMMARY

410 BROADWAY

LISTING #	2405	FACILITY INFORMATION:	
OCATION DETAILS:		Heat:	Office/Warehouse
		AC:	Office
Parcel #:	18-2-14-02-00-000-013	Lighting:	LED
County:	IL - Madison	Sprinklers:	None
Zoning:	B-2	Insulated:	Yes
2011.ig.		Ventilation:	No
PROPERTY OVERVIEW:		Compressed Air:	Yes
Building SF:	9,600	Restrooms Men:	Yes
Vacant SF: Usable Sqft:	9,600 9,600	Restrooms Womens:	Yes
Office SF:	9,600 1,920		
Warehouse SF:	7,680	Showers:	No
Vin Divisible SF:	9,600	Floor Drains:	Yes
Max Contig SF:	9,600		
Lot Size:	2.24 Acres	LOADING & DOORS:	
Frontage:	168	Dock Doors:	Exterior
Depth:	570	DOCK DOORS:	LATEHO
Parking Spaces:	10		1
Parking Surface Type:	Rocked	# of Dock Doors:	
Archeological:	No		
Environmental:	No	# Drive In Doors:	5
Survey:	No		
STRUCTURAL DATA:		Drive In Door Size:	14'x12'
Year Built:	2004		
Renovated:	2017	TRANSPORATION:	
Clear Ht Min:	14	Interstate Access:	1.2 Miles to I-255
Clear Ht Max:	14		
Bay Spacing:	Clear Span	Airport Access:	N/A
Construction Type:	Metal, Wood Frame	Rail Access:	No
Roof:	Metal	Rail Line:	N/A
Floor Type:	Reinforced Concrete		
Floor Thickness:	6"	Rail Status:	N/A

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COLE HENSEL

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Principal 0: (618) 277-4400 C: (618) 277-4400 steve@barbermurphy.com

INDUSTRIAL PROPERTY SUMMARY PG 2

410 BROADWAY

UTILITY INFO:

Water Provider:	City of South Roxana	
Water Location:	On Site	
Sewer Provider:	City of South Roxana	
Sewer Location:	On Site	
Gas Provider:	Ameren IL	
Gas Location:	On Site	
Electric Provider:	Ameren IL	
Electric Location:	-	
Voltage Low:	120	
Voltage High:	220	
Amps:	200	
Phase:	1	

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:



Tax Year:

2023

\$13,622.00

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STEVE ZUBER, CCIM, SIOR Principal

0: (618) 277-4400 C: (618) 277-4400 steve@barbermurphy.com



SALE/LEASE INFORMATION:

Sale Price:	\$799,000
Price / SF:	\$83.23
Lease Rate:	\$6,500.00/MO
Lease Type:	NNN

PROPERTY DESCRIPTION:

9,600 SF Office/Warehouse on 2.24 Acres Fenced with Rocked Parking Area. 1,920 SF Office Space with Multiple Private, Conference Room, and Restrooms. The Warehouse is 7,680 SF with (5)14'x12' Drive-In Doors, (1)Exterior Dock, 14' Clear Height, and Access to 1 Acre of Rocked/Fenced Lot. The Warehouse is Partially Heated in the Individual Bays with Single Phase Power. Close Proximity to Phillips 66 Refinery.