

FOR SALE -OR- LEASE

410 Broadway Ave.,
South Roxana, IL 62269



9,600 SF WAREHOUSE SPACE AVAILABLE

BARBERMURPHY

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

Steve Zuber - CCIM, SIOR

Principal

Cell: (314) 409-7283

Office: (618) 277-4400 (Ext.13)

steve@barbermurphy.com







AREA MAP

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
	
I-255	10 SPACES

PROPERTY PHOTOS

410 Broadway Avenue, South Roxana, IL 62087

DRIVE-IN DOORS



LOADING DOCK



PARKING LOT



PROPERTY PHOTOS

410 Broadway Avenue, South Roxana, IL 62087



INDUSTRIAL PROPERTY SUMMARY

410 BROADWAY

LISTING # 2405

LOCATION DETAILS:

Parcel #: 18-2-14-02-00-000-013
County: IL - Madison
Zoning: B-2

PROPERTY OVERVIEW:

Building SF: 9,600
Vacant SF: 9,600
Usable Sqft: 9,600
Office SF: 1,920
Warehouse SF: 7,680
Min Divisible SF: 9,600
Max Contig SF: 9,600
Lot Size: 2.24 Acres
Frontage: 168
Depth: 570
Parking Spaces: 10
Parking Surface Type: Rocked
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 2004
Renovated: 2017
Clear Ht Min: 14
Clear Ht Max: 14
Bay Spacing: Clear Span
Construction Type: Metal, Wood Frame
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Office/Warehouse
AC: Office
Lighting: LED
Sprinklers: None
Insulated: Yes
Ventilation: No
Compressed Air: Yes
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: Yes

LOADING & DOORS:

Dock Doors: Exterior
of Dock Doors: 1
Drive In Doors: 5
Drive In Door Size: 14'x12'

TRANSPORATION:

Interstate Access: 1.2 Miles to I-255
Airport Access: N/A
Rail Access: No
Rail Line: N/A
Rail Status: N/A



COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

COLE HENSEL

Broker Associate
O: (618) 277-4400
C: (618) 606-2646
coleh@barbermurphy.com

STEVE ZUBER, CCIM, SIOR

Principal
O: (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:

Taxes:	\$13,622.00
Tax Year:	2023



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.