

**FOR SALE
-AND-
LEASE**

1915 Schram Ave
Hillsboro, IL 62049



**106,200 SF OFFICE/WAREHOUSE FOR SALE
WITH 76,200 SF OF WAREHOUSE SPACE FOR LEASE**

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

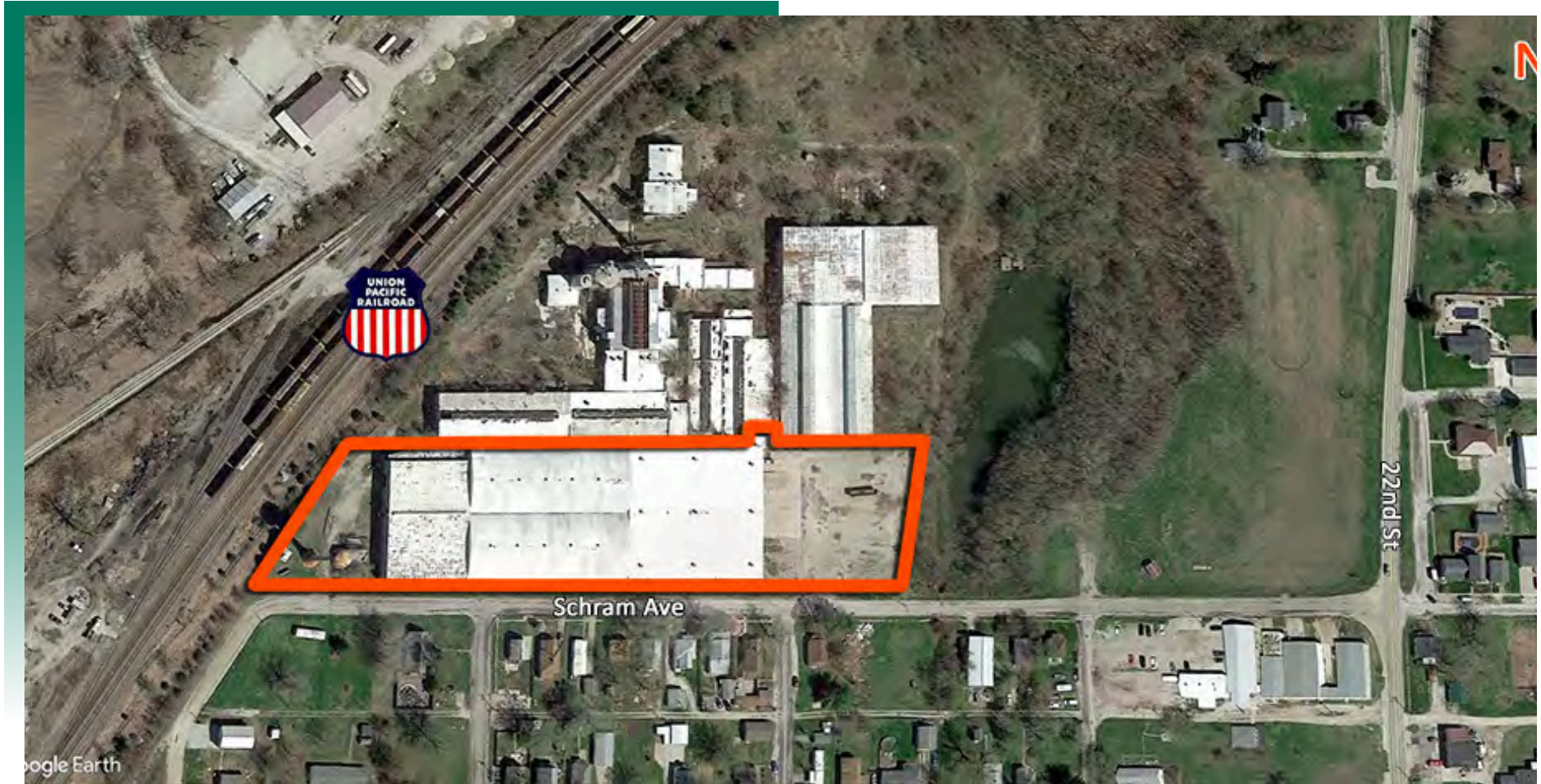
Steve Zuber - CCIM, SIOR
Principal
Cell: (314) 409-7283
steve@barbermurphy.com

Cole Hensel
Broker Associate
Cell: (618) 606-2646
coleh@barbermurphy.com



AREA MAP

1915 Schram Ave., Hillsboro, IL 62049



LOCATION OVERVIEW

Located in Hillsboro on Schram Ave off IL Route 16 & 22nd Street.
Only 11 Miles off I-55 (exit 11).



Frontage: 990'
Depth: 212'



All Utilities on Site



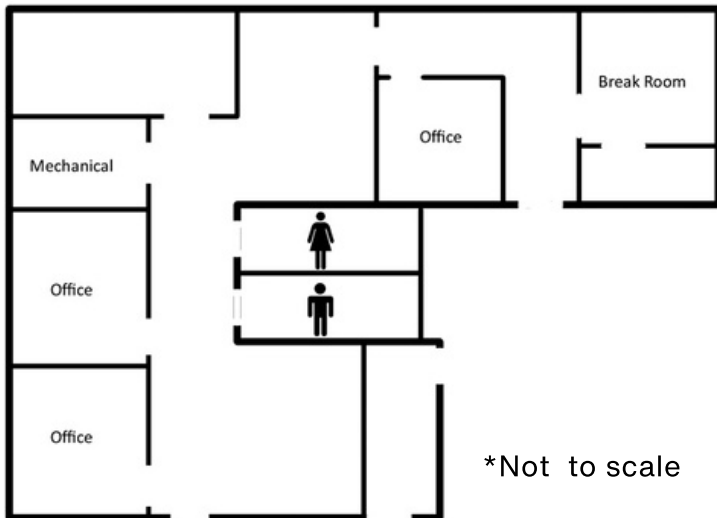
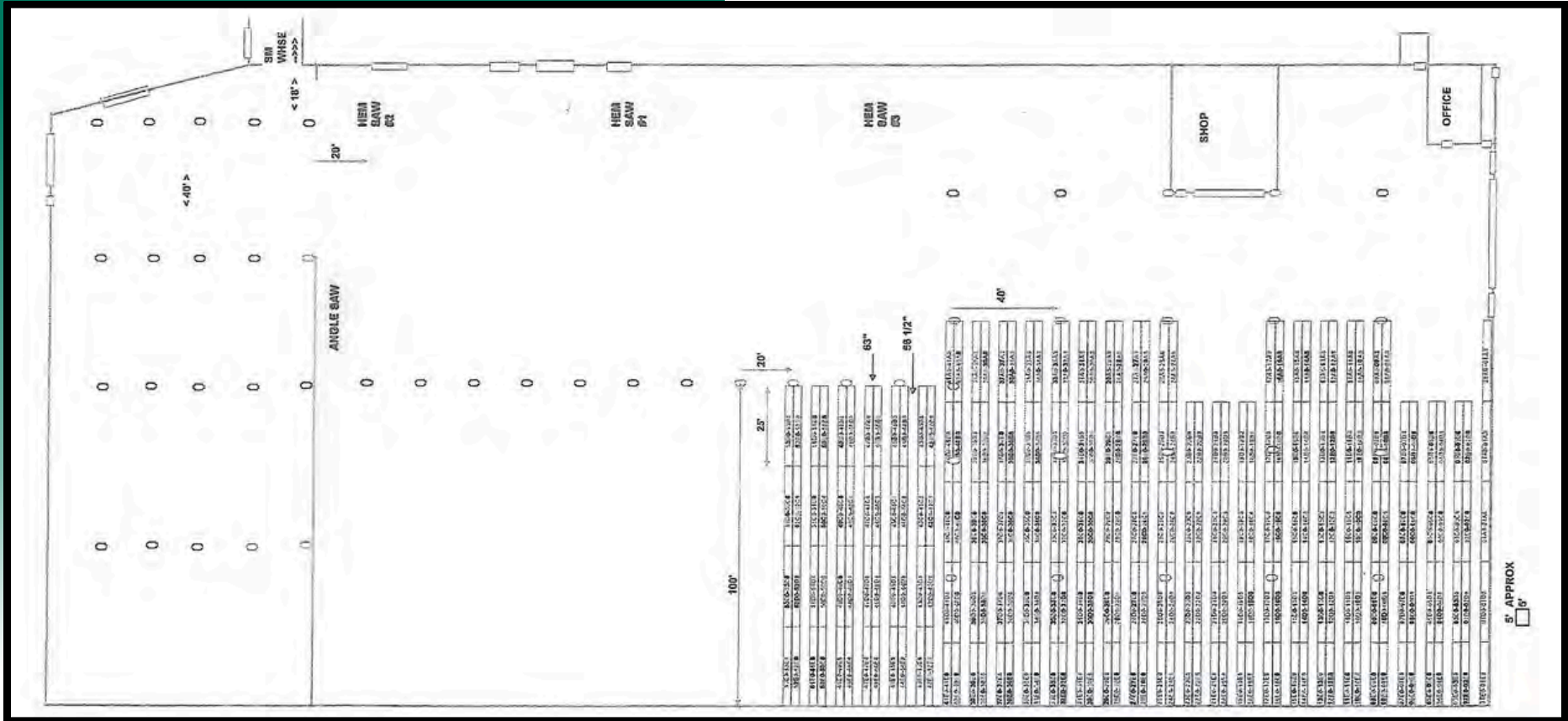
I-55 - 11 Miles



Exit 52

FLOOR PLAN

1915 Schram Ave., Hillsboro, IL 62049



WAREHOUSE: 200' X 531' - 106,200 SF

OFFICE: 1,200 SF

- 3 Private Offices
- Break Room
- Mechanical Room
- Male/Female Restrooms

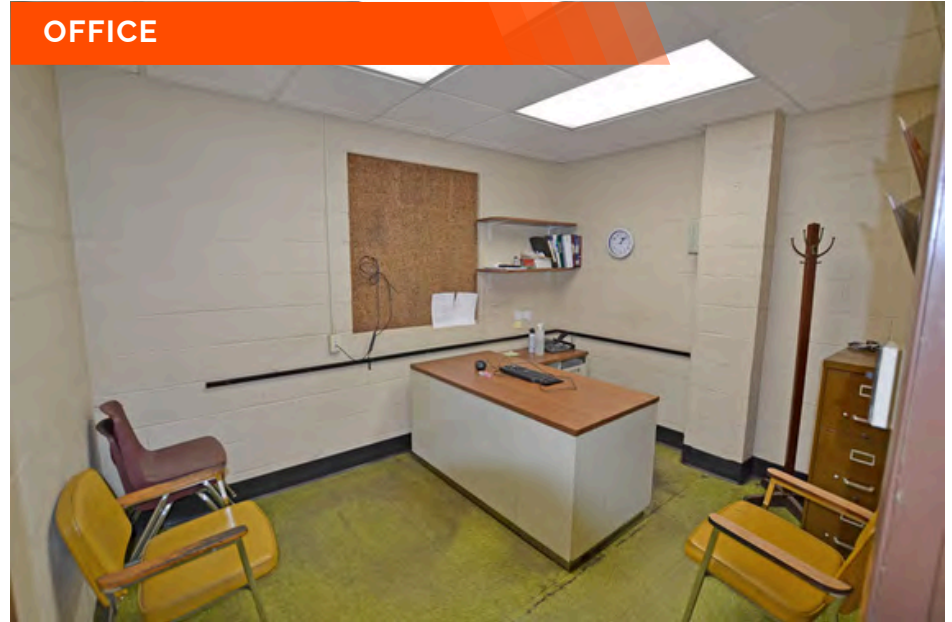
PROPERTY PHOTOS

1915 Schram Ave., Hillsboro, IL 62049

WAREHOUSE



OFFICE



OFFICE



OFFICE



INDUSTRIAL PROPERTY SUMMARY

#2647

1915 Schram Ave., Hillsboro, IL 62049

SALE INFORMATION:

For Sale: Yes
Sale Price: \$950,000
Sale Price/SF: \$8.95
Cap Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$3.50/SF
Lease Type: NNN
Net Charges:
CAM Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 106,200 SF
Total Available: 106,200 SF
Direct Lease: 76,200 SF
Sublease: 0 SF
Office: 1,200 SF
Warehouse: 105,000 SF
Min Divisible: 76,200 SF
Max Divisible: 106,200 SF

LAND MEASUREMENTS:

Acres: 4.45 AC
Frontage: 990 FT
Depth: 212 FT

PROPERTY INFORMATION:

Parcel No: 17-06-376-010
County: Montgomery
Zoning: Industrial
Industrial Park:
Prior Use: Steel Pipe Dist
TIF: No
Enterprise Zone: Yes
Foreign Trade Zone: No
Survey: No
Environmental: Yes
Archaeological: No
Property Tax: \$13,720
Tax Year: 2021.

FACILITY INFORMATION:

Heating: Office
Cooling: Office
Insulated: No
Sprinklers/Type: Not Operational
Skylights: No
Ventilation: No
Compressed Air: No
Lighting: T-5
Men's Restroom: Yes
Women's Restroom: Yes
Shower: Yes
Breakroom: Yes

STRUCTURAL DATA:

Year Built: 1930
Rehab Year: 2019
Clearance Min: 25'
Clearance Max: 28'
Bay Spacing: 20' x 40'
Style: Steel Frame
Roof Type & Age: Metal
Exterior: Metal
Floors: 1
Floor Type: Reinforced Concrete
Floor Thickness: 8"
Floor Drains: No

ACCESS POINTS:

Truck Dock: (2) 8'x10'
Dock Levelers: No
Drive-In Doors: (2) 14 x20'

OVERHEAD CRANES:

Cranes: None
Size: N/A
Hook Height: N/A

PARKING:

Spaces: 15
Surface Type: Rocked
Yard: 1 Acre
Extra Land:

INDUSTRIAL PROPERTY SUMMARY

1915 Schram Ave., Hillsboro, IL 62049

UTILITY INFORMATION:

Water Provider: City of Schram
Size & Location: On Site
Sewer Provider: City of Schram
Size & Location: On Site
Gas Provider: Ameren IL
Size & Location: On Site
Electric Provider: Ameren IL
Size & Location: On Site
AMPS: 800
Phase: 3
High Volts: 480
Low Volts: 120
Telecom Provider:
Location:

TRANSPORTATION:

Interstate: I-55 (11 Miles)
Rail: Union Pacific (adjacent)
Barge: N/A
Airport: Litchfield Municipal
(12 Miles)

COMMENTS:

106,200 SF Office/Warehouse for Sale with 76,200 SF of Warehouse Space for Lease. Sprinklers are not operational. Warehouse is non-heated and non-insulated. Union Pacific Rail Adjacent to Site.



Steve Zuber - CCIM, SIOR
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com



Cole Hensel
Broker Associate
Office: (618) 277-4400 (Ext. 28)
Cell: (618) 606-2646
coleh@barbermurphy.com