

2,000 SF Office/Warehouse on 8.64 Acres

5115 Lake Terrace, Mt. Vernon, IL 62864



- 2,000 SF Office/Warehouse built in 2021
- 8.64 total Acres with ½ Acre Rocked and Fenced
- (1) Drive-In Door, 1,400 SF Warehouse, 600 SF Office

REDUCED SALE PRICE: \$190,000

LEASE RATE: \$1,500 per Month, NNN

BARBERMURPHY

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Listing No: 2436

**Industrial
Office Warehouse**5115 Lake Terrace
Mt. Vernon, IL 62864**SALE INFORMATION:**

For Sale: Yes
 Sale Price: \$190,000
 Sale Price/SF: \$95.00
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

For Lease: Yes
 Lease Rate: \$1,500.00
 Lease Type: NNN
 Net Charges:
 CAM Charges:
 Lease Term:

Leasing Comments:

Total SF Available: 2,000 SF
Min Divisible SF: 2,000 SF

SQUARE FOOT INFO:

Building Total: 2,000 SF
Total Available: 2,000 SF
Direct Lease: 2,000 SF
Sublease: 0 SF
Office: 600 SF
Warehouse: 1,400 SF
Min Divisible: 2,000 SF
Max Contiguous: 2,000 SF

LAND MEASUREMENTS:

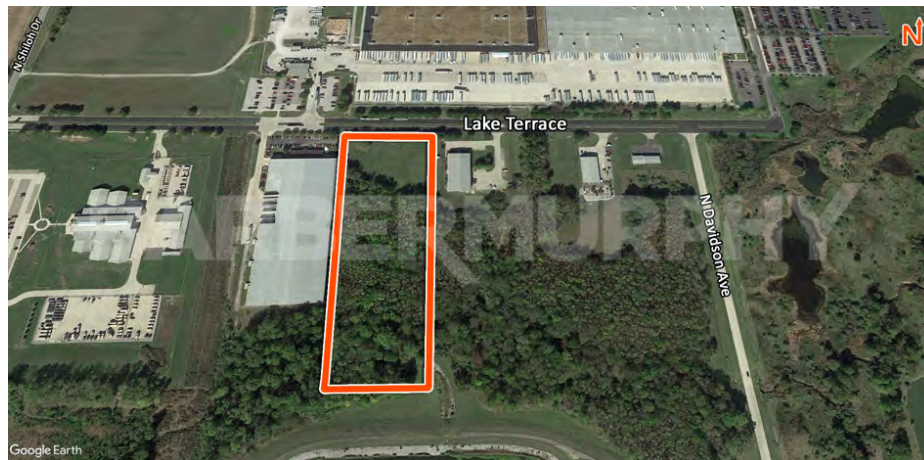
Acres: 8.64
Frontage: 320 FT
Depth: 1,176 FT

PROPERTY INFORMATION:

Parcel No: 06-27-276-015	TIF: No	Property Tax: \$1,228.78
County: Jefferson	Enterprise Zone: No	Tax Year: 2022
Zoning: General Industrial	Foreign Trade Zone: No	
Zoning By: City of Mt Vernon	Survey: No	
Industrial Park:	Environmental: No	
Prior Use: Vehicle Recovery	Archaeological: No	

STRUCTURAL DATA:

Year Built: 2021	Clearance Min: 12'	Style: Wood Frame
Rehab Year: New	Clearance Max: 12'	Roof: Metal
Bay Spacing: Clear Span		Exterior: Metal
		Floors: 1
		Floor Type: Reinforced Concrete
		Floor Thickness: 6"
		Floor Drains: N/A



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UTILITY INFORMATION

Water Provider:	City of Mt. Vernon	Service:		Location:	On Site
Sewer Provider:	City of Mt Vernon	Service:		Location:	On Site
Gas Provider:	Ameren Illinois	Service:		Location:	On Site
Electric Provider:	Ameren Illinois	Service:		Location:	On Site
AMPS:	200 KVA	Phase:	single		
Low Volts:	120	High Volts:			
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

Truck Dock:	0	Size:	N/A	Parking:	8
Dock Levelers:	N/A	Capacity:	N/A	Surface Type:	Asphalt and Rock
Drive-In Doors:	1	Size:	8'x9'	Yard:	.50
Box Van Doors	No			Extra Land:	7 acres
Overhead Cranes:	No	Size:	N/A N/A	Additional Facility Information:	
Elevators:	N/A				

Heating:	Throughout	Men's Restroom:	Yes
Cooling:	Office	Women's Restroom:	No
Insulated:	Yes	Shower:	Yes
Sprinklers:	No	Ventilation:	No
Lighting:	Flouresent	Compressed Air:	No
Skylights:	No		

TRANSPORTATION

Interstate:	64 and 57- 1.5 miles
Rail:	N/A
Barge:	N/A
Airport:	Mt Vernon Airport- 10 Miles

Listing Broker(s)

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Comments

600 SF Office and 1,400 SF Warehouse built in 2021. 8.64 Total Acres with 1/2 acre rocked and fenced yard. (1) Drive-in door 8'x9'.