

5,183 SF Warehouse Truck/Auto Repair Facility

1142 New Trenton Rd., Highland, IL 62249



BARBERMURPHY

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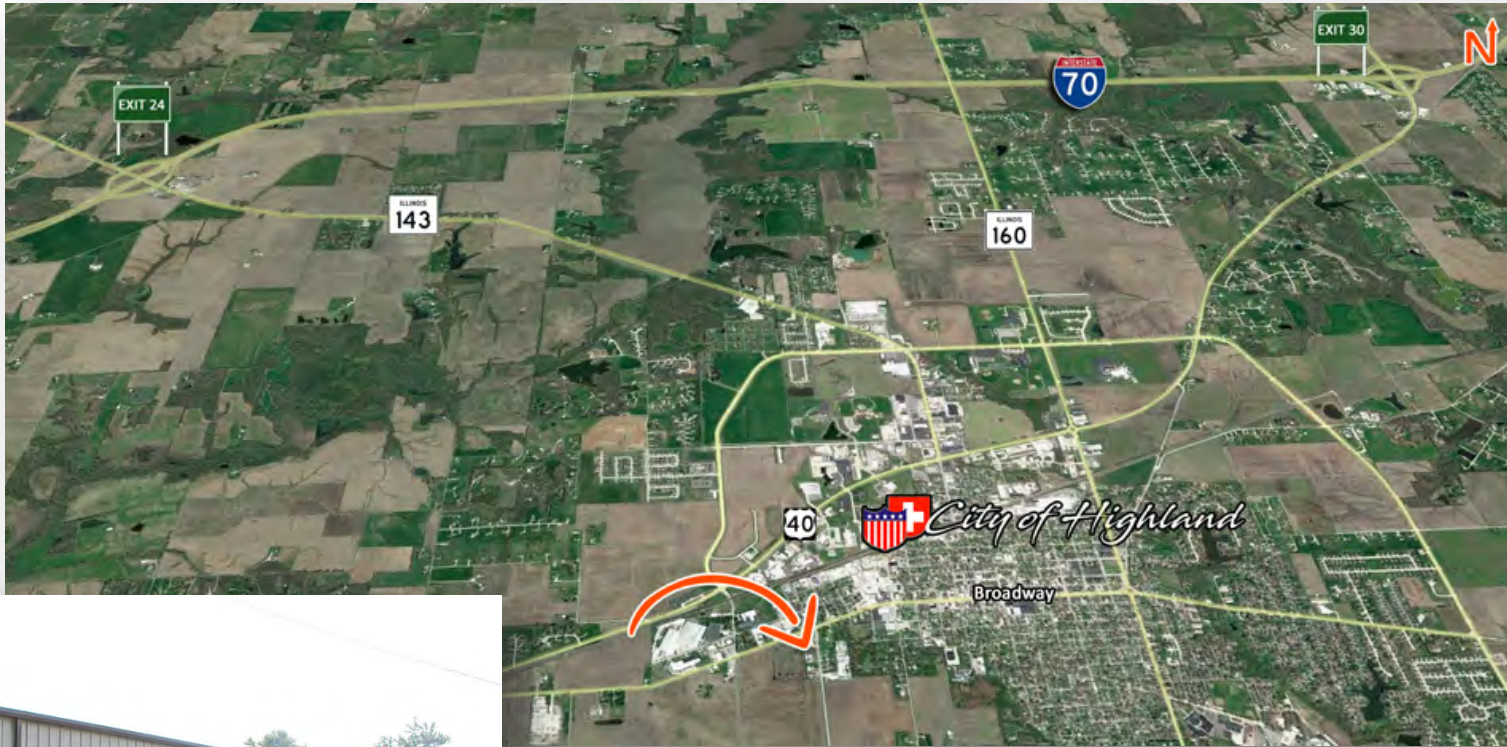
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PROPERTY SUMMARY

5,183 SF Auto/Truck Repair Facility on 0.76 Acre Site
(6) Drive-In Doors
Great Frontage and visibility from road

SALE PRICE: \$299,000



Listing No: 2468

Industrial
Bus Repair

1142 New Trenton Road
Highland, IL 62249

SALE INFORMATION:

For Sale: Yes
 Sale Price: \$299,000
 Sale Price/SF: \$57.68
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

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

Leasing Comments:

Total SF Available: 5,183 SF
 Min Divisible SF: 5,183 SF

SQUARE FOOT INFO:

Building Total: 5,183 SF
 Total Available: 5,183 SF
 Direct Lease: 0 SF
 Sublease: 0 SF
 Office: 0 SF
 Warehouse: 5,183 SF
 Min Divisible: 5,183 SF
 Max Contiguous: 5,183 SF

LAND MEASUREMENTS:

Acres: 0.78
 Frontage:
 Depth:

PROPERTY INFORMATION:

Parcel No: 01-1-24-06-12-201-037
 County: Madison
 Zoning: B-3
 Zoning By: Madison County
 Industrial Park:
 Prior Use: Truck Repair

TIF: No
 Enterprise Zone: No
 Foreign Trade Zone: No
 Survey: Yes
 Environmental: Yes
 Archaeological: No

Property Tax: \$5,978.00
 Tax Year: 2020

STRUCTURAL DATA:

Year Built:	1989	Clearance Min:	14'	Style:	Metal/Block
Rehab Year:	2007	Clearance Max:	16'	Roof:	Metal
		Bay Spacing:		Exterior:	Metal/ Cinder Block
				Floors:	1
				Floor Type:	Concrete
				Floor Thickness:	6-8"
				Floor Drains:	Yes



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UTILITY INFORMATION

Water Provider:	City of Highland	Service:		Location:	On Site
Sewer Provider:	Septic	Service:		Location:	On Site
Gas Provider:	Ameren IL	Service:		Location:	On Site
Electric Provider:	City of Highland	Service:	On Site	Location:	On Site
AMPS:	200 KVA	Phase:	Single		
Low Volts:	120	High Volts:	240		
Telecom Provider:	HCS	Service:		Location:	On Site

FACILITY INFORMATION

Truck Dock:	0	Size:		Parking:	12
Dock Levelers:	N/A	Capacity:		Surface Type:	Asphalt
Drive-In Doors:	6	Size:	(2) 12'x14' (2) 10' x 12' (2) 12'x12'	Yard:	.25 Acres
Box Van Doors	No			Extra Land:	
Overhead Cranes:	No	Size:	N/A	Additional Facility Information:	
Elevators:	N/a				

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

TRANSPORTATION

Interstate:	IL - 40
Rail:	
Barge:	
Airport:	

Listing Broker(s)

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Comments

New addition built in 2007. Parking lot in good shape. Store front ability with Heated Drive through bays, compressed air.

Ability for owner user to lease part of the building