

8,600 SF Office/Warehouse for Sale

934 State Street, Madison, IL 62060



- 8,600 total SF with Office, Shop and Warehouse Space
- 4,000 SF Office consists of 11 Offices on 2 floors
- 1.16 Acres - 13,961 SF Fenced
- Equipped with an Alarm System
- Steel, Clear Span Construction
- 20' Clear Height
- (2) 14'x18' Drive-In Dock Doors
- 3 Phase, 400 AMP, 480V Electric Service

SALE PRICE: \$650,000

BARBERMURPHY

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Listing No: 2500

**Industrial
Office / Shop / Warehouse**934 State Street
Madison, IL 62060**SALE INFORMATION:**

For Sale:	Yes
Sale Price:	\$650,000
Sale Price/SF:	\$75.58
CAP Rate:	
GRM:	
NOI:	

LEASE INFORMATION:

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

Leasing Comments:

Total SF Available:	8,600 SF
Min Divisible SF:	8,600 SF

SQUARE FOOT INFO:

Building Total:	8,600 SF
Total Available:	8,600 SF
Direct Lease:	
Sublease:	0 SF
Office:	4,000 SF
Warehouse:	4,600 SF
Min Divisible:	8,600 SF
Max Contiguous:	8,600 SF

LAND MEASUREMENTS:

Acres:	1.16
Frontage:	435 FT
Depth:	116 FT

PROPERTY INFORMATION:

Parcel No:	21-2-19-25-06-101-014; 015, 018, 019
County:	Madison
Zoning:	B-2 Commercial Business D
Zoning By:	City of Madison
Industrial Park:	
Prior Use:	Office/Warehouse

TIF:	No	Property Tax:	\$21,189.00
Enterprise Zone:	No	Tax Year:	2020
Foreign Trade Zone:	No		
Survey:	No		
Environmental:	No		
Archaeological:	No		

STRUCTURAL DATA:

Year Built:	2000	Clearance Min:	18	Style:	Brick -Metal Frame
Rehab Year:	2017	Clearance Max:	20	Roof:	Metal
		Bay Spacing:	Clear Span	Exterior:	Brick/ Metal
				Floors:	2
				Floor Type:	Concrete
				Floor Thickness:	6'
				Floor Drains:	yes



934 State Street
Madison, IL 62060

UTILITY INFORMATION

Water Provider:	Illinois American Water	Service:		Location:	On Site
Sewer Provider:	Metro East	Service:		Location:	On Site
Gas Provider:	Ameren	Service:		Location:	On Site
Electric Provider:	Ameren Illinois	Service:		Location:	On Site
AMPS:	400 KVA	Phase:	3		
Low Volts:	110	High Volts:	480		
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

Truck Dock:	0	Size:	N/A	Parking:	18
Dock Levelers:	N/A	Capacity:	N/A	Surface Type:	Asphalt
Drive-In Doors:	2	Size:	14'x18'	Yard:	
Box Van Doors	No			Extra Land:	
Overhead Cranes:	No	Size:	N/A 0	Additional Facility Information:	
Elevators:	No				
Heating:	Gas Heat	Men's Restroom:	Yes		
Cooling:	AC	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	Yes		
Sprinklers:	No	Ventilation:	Yes		
Lighting:	Fluorescent	Compressed Air:	No		
Skylights:	No				

TRANSPORTATION

Interstate:	2.8 Miles to Interstate 70
Rail:	N/A
Barge:	N/A
Airport:	23 Miles to Lambert Int. Airport

Listing Broker(s)

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Comments

8,600 SF Office/Warehouse Available for sale on a 1.16 Acre lot. Building consists of 4,000 SF office space with 11 offices (2 floors). Warehouse space is Steel Clear Span Construction with 20' Clear Height ceilings, has (2) 14' X 18' Drive-In Dock Doors, and 13,961 SF Fenced Yard. Property is equipped with an Alarm System.