

Office / Warehouse for Sale/Lease

15 Industrial Dr., Mt. Vernon, IL 62864



PROPERTY SUMMARY

- 50,000 SF Office/Warehouse
- (3) 8'x9' Dock Doors
- (3) 12'x14' Drive-In Doors
- 21' Clear Height

SALE PRICE: \$1,250,000

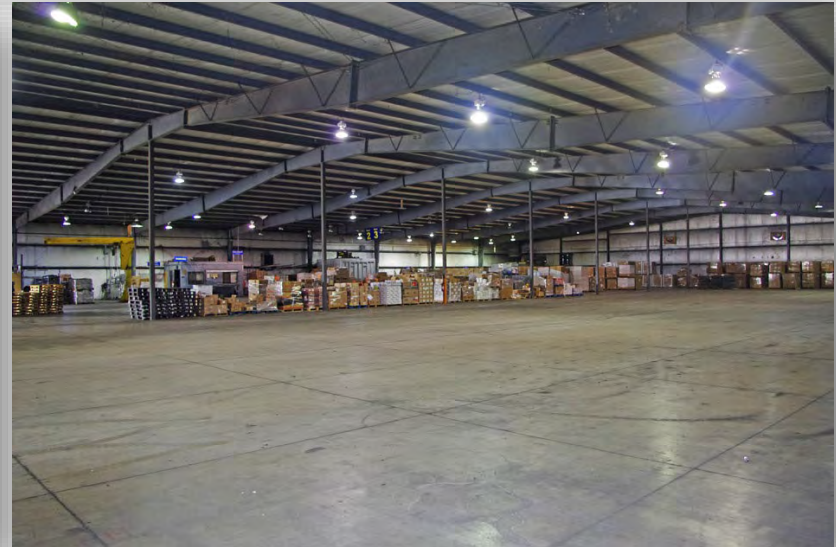
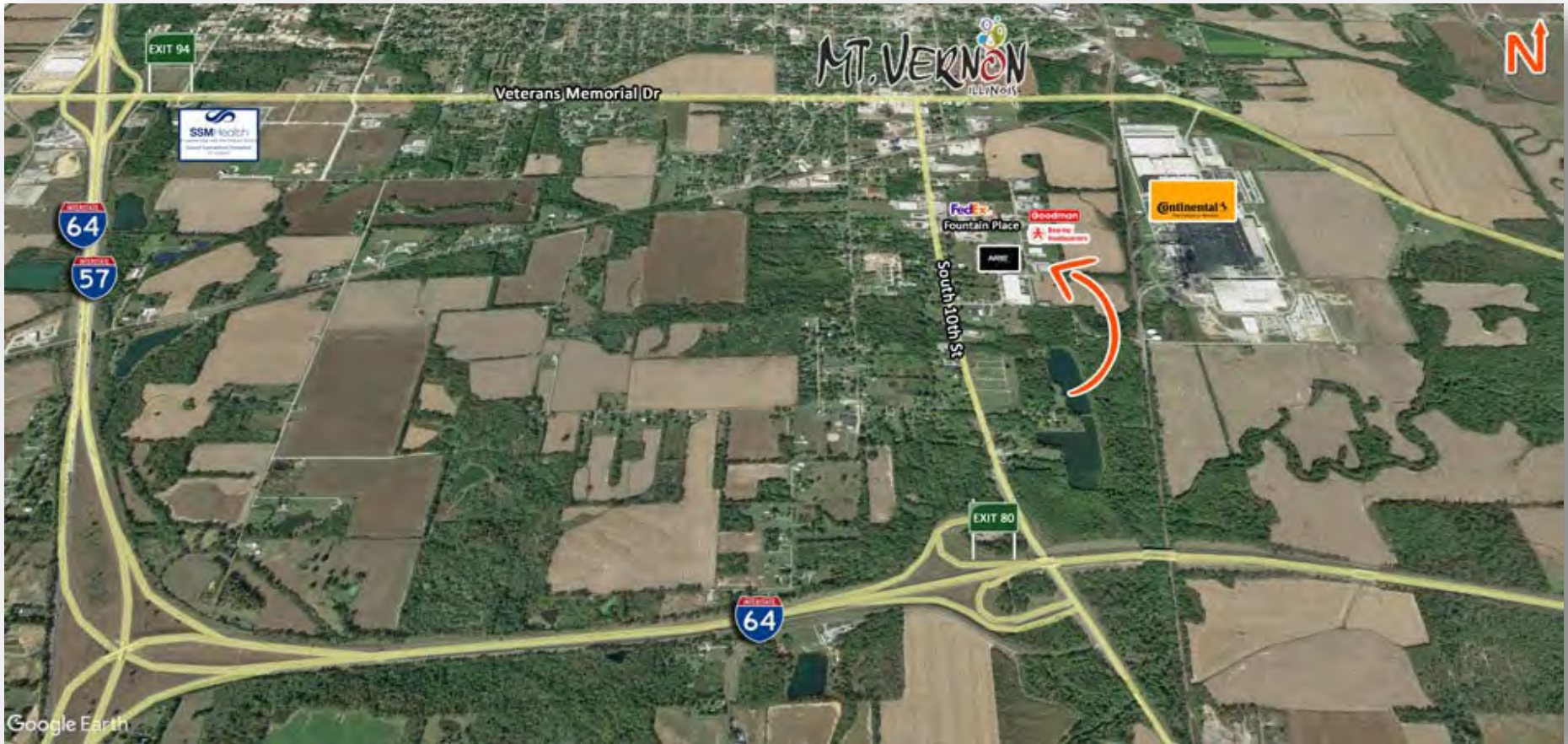
LEASE RATE: \$3.50 per SF, NNN

BARBERMURPHY

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Listing No: 2528

Industrial Warehouse

**#15 Industrial Drive
Mt. Vernon, IL 62864**

Total SF Available: 50,000 SF
Min Divisible SF: 10,000 SF

SQUARE FOOT INFO:

Building Total: 50,000 SF
Total Available: 50,000 SF
Direct Lease: 50,000 SF
Sublease: 0 SF
Office: 500 SF
Warehouse: 49,500 SF
Min Divisible: 10,000 SF
Max Contiguous: 50,000 SF

LAND MEASUREMENTS:

Acres: 3.39
Frontage:
Depth:

PROPERTY INFORMATION:

Parcel No: 11-05-377-005	TIF: No	Property Tax: \$36,545.00
County: Jefferson	Enterprise Zone: No	Tax Year: 2021
Zoning: Industrial	Foreign Trade Zone: No	
Zoning By: City of Mt. Vernon	Survey: No	
Industrial Park:	Environmental: No	
Prior Use: Manufacturing/Warehouse	Archaeological: No	

STRUCTURAL DATA:

Year Built: 1980	Clearance Min: 18'	Style: Metal Building
Rehab Year:	Clearance Max: 21'	Roof: Screw Down Metal
	Bay Spacing: 25'	Exterior: Metal
		Floors: 1
		Floor Type: reinforced concrete
		Floor Thickness: 6"
		Floor Drains: yes



SALE INFORMATION:

For Sale: Yes
Sale Price: \$1,250,000
Sale Price/SF: \$25.00
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$3.50
Lease Type: NNN
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

50,000 SF Office/Warehouse Building for Lease. Space includes 3 Dock Doors, 3 Drive-In Doors and 500 SF of Office Space.

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UTILITY INFORMATION

Water Provider:	Ameren	Service:		Location:	in building
Sewer Provider:	City of Mt. Vernon	Service:	6"	Location:	
Gas Provider:	Ameren	Service:		Location:	in building
Electric Provider:	Ameren	Service:		Location:	north wall
AMPS:	1200 KVA	Phase:	3		
Low Volts:	120/208	High Volts:			
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

Truck Dock:	3	Size:	8' x 9'	Parking:	20
Dock Levelers:	3	Capacity:	30,000#	Surface Type:	Gravel
Drive-In Doors:	3	Size:	12' x 14'	Yard:	minimal
Box Van Doors	No			Extra Land:	minimal
Overhead Cranes:	Yes	Size:	(1) 5 Ton & (1) 10 Ton	Additional Facility Information:	
Elevators:	no				
Heating:	gas unit heaters	Men's Restroom:	Yes		
Cooling:		Women's Restroom:	Yes		
Insulated:	Yes	Shower:	No		
Sprinklers:	Yes, dry system in parts	Ventilation:	No		
Lighting:	Metal Halide	Compressed Air:	No		
Skylights:	No				

TRANSPORTATION

Interstate:	Direct access from exit on I-64/57 two miles
Rail:	No
Barge:	No
Airport:	2miles

Listing Broker(s)

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Comments

Building is located on Industrial Dr. in Mt. Vernon. Excellent access to I-64.