

For Sale/Lease 140,000 SF Crane Served/Rail Served Facility on 16.6 Acres

10 Washington Avenue, Madison, IL 62060



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BARBERMURPHY

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



PROPERTY SUMMARY

- 138,500 SF Warehouse with 1,500 SF Office
- (3) 10 Ton Cranes with 120' Span and (1) 10 Ton Crane with 60' Span
- Clear Span | 30' - 40' Ceiling Height
- Large Yard – 9+ Acres Fenced and Rocked
- Zoned I-1 Industrial | Located in a TIF District
- May Divide for Lease

SALE PRICE: \$3,100,000

BUILDING LEASE: \$3.00/SF, NNN

LAND LEASE: (13 Acres): \$1,815/Acre/Month

Listing No: 121

Industrial
Steel Manufacturing

10 Washington Ave
Madison, IL 62060

SALE INFORMATION:

For Sale: Yes
Sale Price: \$3,100,000
Sale Price/SF: \$22.14
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$3.00
Lease Type: NNN
Net Charges: \$0.50
CAM Charges:
Lease Term:

Leasing Comments:

Will divide for lease
Rocked and Fence land available for lease at \$1,815/Acre/Month.

Lease rate for dry warehouse space is \$3.00/SF, NNN

Total SF Available: 140,000 SF
Min Divisible SF: 140,000 SF

SQUARE FOOT INFO:

Building Total: 140,000 SF
Total Available: 140,000 SF
Direct Lease: 140,000 SF
Sublease: 0 SF
Office: 1,500 SF
Warehouse: 138,500 SF
Min Divisible: 140,000 SF
Max Contiguous: 140,000 SF

LAND MEASUREMENTS:

Acres: 16.60
Frontage: 1,388' FT
Depth: 558' FT

PROPERTY INFORMATION:

Parcel No:	21-1-19-36-08-201-002/07-201-001	TIF:	Yes	Property Tax:	\$25,341.84
County:	Madison	Enterprise Zone:	No	Tax Year:	2020
Zoning:	I1-Industrial	Foreign Trade Zone:	No		
Zoning By:	Madison	Survey:	No		
Industrial Park:	Steel Manufacturing	Environmental:	No		
Prior Use:	Steel Manufacturing	Archaeological:	No		

STRUCTURAL DATA:

Year Built:	1960	Clearance Min:	30'	Style:	Steel Frame
Rehab Year:	1999	Clearance Max:	40'	Roof:	Metal
		Bay Spacing:	Clear Span	Exterior:	Metal
				Floors:	1
				Floor Type:	Reinforced Concrete
				Floor Thickness:	Varies
				Floor Drains:	No



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UTILITY INFORMATION

Water Provider:	IL American	Service:		Location:	On Site
Sewer Provider:	Metro East	Service:		Location:	On Site
Gas Provider:	Ameren IL	Service:		Location:	On Site
Electric Provider:	Ameren IL	Service:		Location:	On Site
AMPS:		Phase:	3		
Low Volts:	277	High Volts:	480		
Telecom Provider:	AT & T	Service:		Location:	On Site

FACILITY INFORMATION

Truck Dock:	0	Size:	N/A		
Dock Levelers:	N/A	Capacity:	N/A		
Drive-In Doors:	10	Size:	Varies		
Box Van Doors	No				
Overhead Cranes:	Yes	Size:	(3) 10-Ton w/120' Span and (1) 10-Ton w/ 60' Span		
Elevators:	No				
Heating:	No	Men's Restroom:	Yes		
Cooling:	No	Women's Restroom:	No		
Insulated:	No	Shower:	No		
Sprinklers:	No	Ventilation:	No		
Lighting:	LED	Compressed Air:	No		
Skylights:	No				

Parking:
Surface Type: Rocked
Yard:
Extra Land:

Additional Facility Information:**TRANSPORTATION**

Interstate: I-70/255
Rail: Norfolk Southern
Barge: Granite City Terminal - 3 miles
Airport: Lambert 20-Miles St. Louis Downtown 5- Miles

Listing Broker(s)

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Comments

Crane Served building for sale or lease - (3) 10 Ton Cranes with 120' Span and (1) 10 Ton Crane with 60' Span. Norfolk Southern Rail Served (Switch has been removed)