

**FOR
SALE**

7,400 SF OFFICE/WAREHOUSE

112 & 114 West Spruce & 5 Madison, Gillespie, IL., 62033



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.

AREA MAP



PROPERTY SUMMARY

- 2,000 SF Office Space
- Three- Offices, file room and reception Area
- 5,400 SF Heated Warehouse (ceiling height 8'-20')
- Two-12' Overhead Drive in Doors
- Solar Panels on Roof

SALE PRICE: \$375,000

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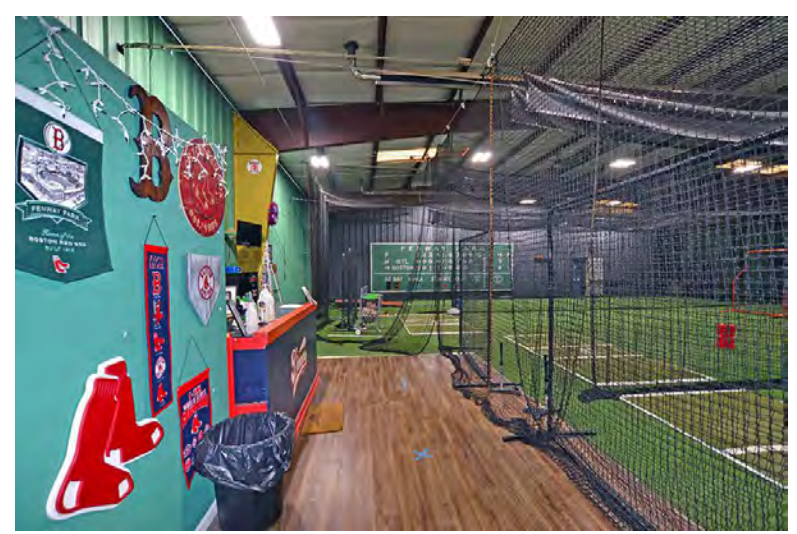
Reception Area



Three Office Spaces



Warehouse Space



Listing No: 2613
Industrial
Office-warehouse

114 W. Spruce
Gillespie, IL 62033

Total SF Available: 7,408 SF
Min Divisible SF: 7,408 SF

SQUARE FOOT INFO:

Building Total: 7,408 SF
Total Available: 7,408 SF
Direct Lease: 7,408 SF
Sublease:
Office: 2,000 SF
Warehouse: 5,408 SF
Min Divisible: 7,408 SF
Max Contiguous: 7,408 SF

LAND MEASUREMENTS:

Acres: 0.60
Frontage: 132 FT
Depth: 198 FT

PROPERTY INFORMATION:

Parcel No: 10-000-30-00, 10-000-931-00, 10-000-933-00
County: Macoupin
Zoning: B-1
Zoning By: Gillispie
Industrial Park:
Prior Use: Ins. office, batting cages,

TIF: No
Enterprise Zone: No
Foreign Trade Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$5,709.00
Tax Year: 2022

STRUCTURAL DATA:

Year Built: 1996
Rehab Year: 2019
Clearance Min: 8
Clearance Max: 20
Bay Spacing:
Style:
Roof: metal
Exterior: metal sheathing
Floors: 1
Floor Type: concrete
Floor Thickness:
Floor Drains:



SALE INFORMATION:

For Sale: Yes
Sale Price: \$375,000
Sale Price/SF: \$50.62
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

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

Leasing Comments:

114 W. Spruce
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UTILITY INFORMATION

Water Provider:	Gillespie Waterworks	Service:		Location:	
Sewer Provider:	Gillespie Waterworks	Service:		Location:	
Gas Provider:	Ameren	Service:		Location:	
Electric Provider:	Ameren	Service:		Location:	
AMPS:		Phase:			
Low Volts:		High Volts:			
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

Truck Dock:		Size:		Parking:	36
Dock Levelers:		Capacity:		Surface Type:	asphalt/gravel
Drive-In Doors:	2	Size:	12'	Yard:	
Box Van Doors	No			Extra Land:	
Overhead Cranes:	No	Size:	N/A	Additional Facility Information:	
Elevators:	No				
Heating:	Yes				
Cooling:	central				
Insulated:	Yes				
Sprinklers:	No				
Lighting:					
Skylights:	No				
		Men's Restroom:	No		
		Women's Restroom:	No		
		Shower:	No		
		Ventilation:	No		
		Compressed Air:	No		

TRANSPORTATION

Interstate:
Rail:
Barge:
Airport:

Listing Broker(s)

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Comments

Office warehouse space available. 2000 sq ft office, 5400 sq ft heated, insulated warehouse. Parking for 34 vehicles, 2 12" OHD, Office contains 3 offices file room, reception area, restroom. 225 electrical service, solar panels, oil separator. rehabbed in 2019. Businesses and equipment are not included in the sale.