

28,683 SF FOOD GRADE MANUFACTURING FACILITY

TEMPERATURE CONTROLLED COOLER/FREEZER SPACE

5901 IL Route 3, Waterloo, IL 62298

U.S.D.A. Bldg.
8,000 SF

FDA Bldg.
20,683 SF

FOR SALE

BARBERMURPHY

1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Steve Zuber – SIOR, CCIM
C: 314.409.7283
Steve@barbermurphy.com

Joe Hardin
C: 618.660.8759
JoeH@barbermurphy.com





SITE MAP

PROPERTY SUMMARY

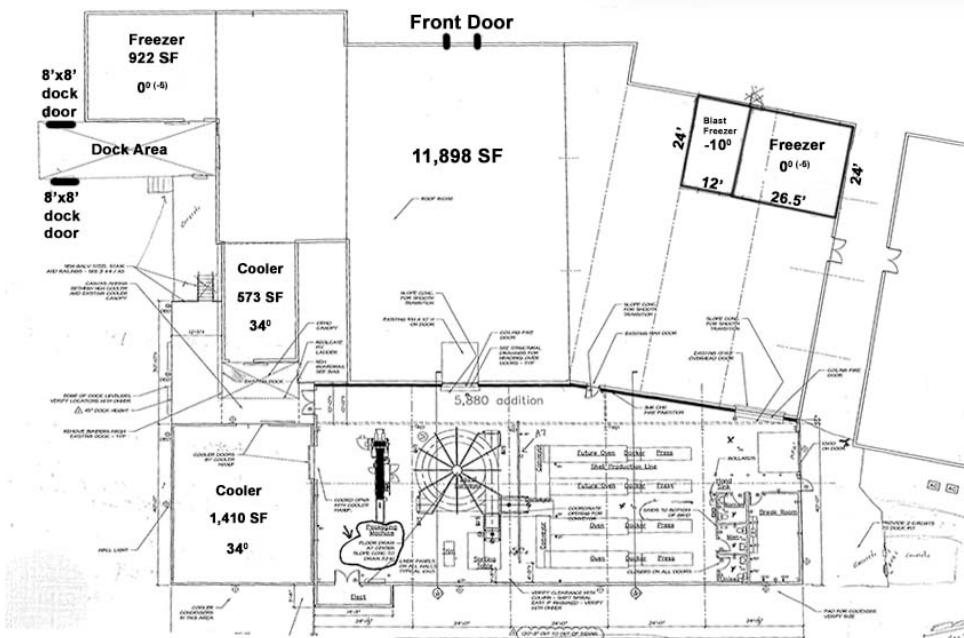
- Main building is FDA and back buildings is USDA approved areas for food grade manufacturing
- Situated on 9.2 Acres
- (8) coolers totaling 5,044 sf with temperature in the 34-to-38-degree F range
- (5) Freezers totaling 3,321 sf with temperatures ranging from -10 to 0 Degrees F
- (8) Dock Doors and (1) Drive-In Door

SALE PRICE: \$1,500,000

NORTH BUILDING FDA APPROVED 20,683 SF

This Building Consists Of:

- (3) Freezers
- (2) Coolers
- (1) Drive-in
- (2) 8'x8' Dock Doors
- (4) Exterior Docks

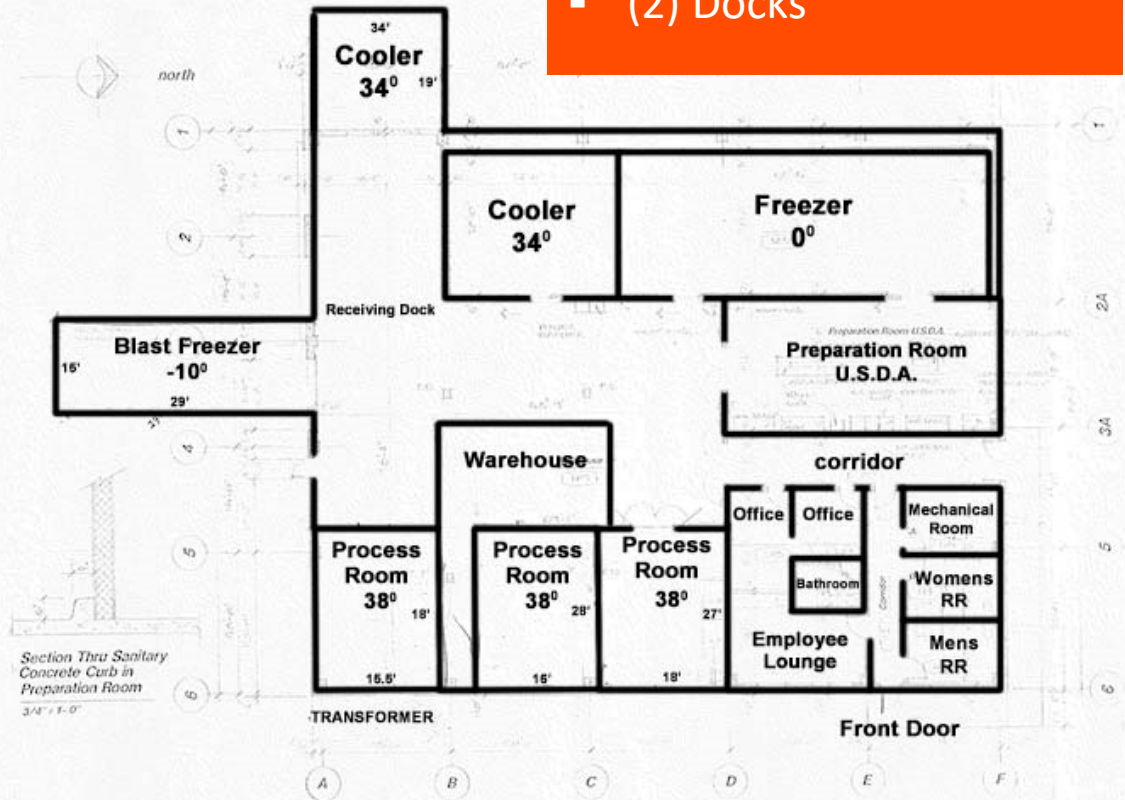




SOUTH BUILDING U.S.D.A. APPROVED 8,000 SF

This Building Consists of:

- (2) Coolers, (2) Freezers
- (3) Processing Rooms
- Preparation Room
- Offices, Restroom
- Warehouse Space
- (2) Docks



Listing No: 2644

Industrial
Food processing5901 State Route 3
Waterloo, IL 62298**SALE INFORMATION:**

For Sale: Yes
 Sale Price: \$1,500,000
 Sale Price/SF: \$52.30
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

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

Leasing Comments:

Total SF Available: 28,683 SF
Min Divisible SF: 28,683 SF

SQUARE FOOT INFO:

Building Total: 28,683 SF
Total Available: 28,683 SF
Direct Lease: 28,683 SF
Sublease: 0 SF
Office: 1,000 SF
Warehouse: 27,683 SF
Min Divisible: 28,683 SF
Max Contiguous: 20,683 SF

LAND MEASUREMENTS:

Acres: 9.20
Frontage: 650 FT
Depth: 380 FT

PROPERTY INFORMATION:

Parcel No: 11-17-100-005-000 & 11-17-100-006-000 & 11-17-117-026-000
County: Monroe
Zoning: Industrial
Zoning By: Monroe County
Industrial Park:
Prior Use: Imo's pizza shells

TIF: No
Enterprise Zone: Yes
Foreign Trade Zone: No
Survey: Yes
Environmental: No
Archaeological: No
Property Tax: \$32,036.72
Tax Year: 2021

STRUCTURAL DATA:

Year Built: 1979
Rehab Year: 2018
Clearance Min: 19'
Clearance Max: 22'
Bay Spacing: Varies
Style: Steel Frame
Roof: Metal
Exterior: Metal
Floors: 1
Floor Type: Reinforced Concrete
Floor Thickness: 6"
Floor Drains: Yes



5901 State Route 3
Waterloo, IL 62298

UTILITY INFORMATION

Water Provider:	Fountain Water	Service:	2"	Location:	On Site
Sewer Provider:	Lagoon	Service:		Location:	On Site
Gas Provider:	Propane (varies)	Service:		Location:	30,000 Gallon Tank On Site
Electric Provider:	Monroe County Co-Op	Service:		Location:	On Site
AMPS:	1500 KVA	Phase:	3 Phase		
Low Volts:	220/208	High Volts:	220/208		
Telecom Provider:	Harrisonville	Service:		Location:	

FACILITY INFORMATION

Truck Dock:	8	Size:	8'x8'	Parking:	70
Dock Levelers:	Yes	Capacity:	N/A	Surface Type:	Rock
Drive-In Doors:	1	Size:	10' X 10'	Yard:	
Box Van Doors	No			Extra Land:	6 acres
Overhead Cranes:	No	Size:	N/A N/A	Additional Facility Information:	
Elevators:	N/A				30,000 gallon propane tank on site.
Heating:	Yes	Men's Restroom:	Yes		Floor drains.
Cooling:	Yes	Women's Restroom:	Yes		Septic system with lagoon for waste water treatment
Insulated:	Yes	Shower:	Yes		
Sprinklers:	NO	Ventilation:	Yes		
Lighting:	Florescent / LED	Compressed Air:	Yes		
Skylights:	No				

Comments

Excellent work force available in the region.

TRANSPORTATION

Interstate:	16 miles to Interstate 255
Rail:	N/A
Barge:	N/A
Airport:	N/A

Listing Broker(s)

Joe Hardin	Steve Zuber SIOR, CCIM
Office: (618) 277-4400	Office: (618) 277-4400
joeh@barbermurphy.com	steve@barbermurphy.com
Cell: (618) 660-8759	Cell: (314) 409-7283