

FOR  
SALE

# 39,535 SF WAREHOUSE

100 Ohio Avenue, Mound City, Illinois 62963



**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.

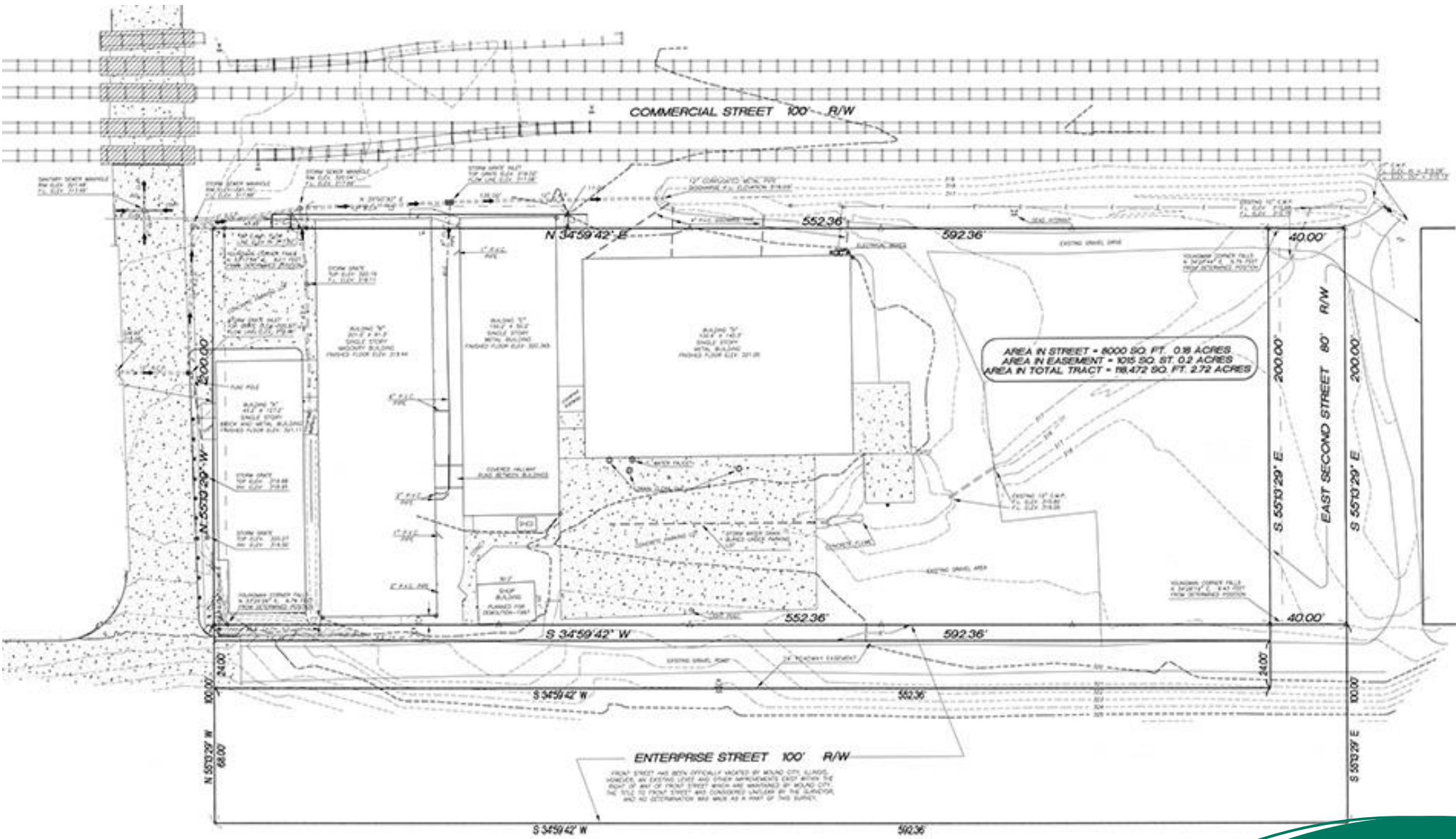


## PROPERTY SUMMARY

- 39,535 SF (5,021 SF Office Space & 34,514 SF Warehouse Space)
- Drive-In Doors: (2) 10' x 12' & (1) 8' x 8'
- Exterior loading dock
- Rail & Barge Adjacent
- 2.52 Acres

**SALE PRICE: \$395,000**

**BARBERMURPHY**



Listing No: 2649

Industrial

100 Ohio Ave  
Mound City, IL 62963**SALE INFORMATION:**

For Sale: Yes  
 Sale Price: \$395,000  
 Sale Price/SF: \$9.99  
 CAP Rate:  
 GRM:  
 NOI:

**LEASE INFORMATION:**

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

Leasing Comments:

**Total SF Available: 39,535 SF**  
**Min Divisible SF: 39,535 SF**

**SQUARE FOOT INFO:**

Building Total: 39,535 SF  
 Total Available: 39,535 SF  
 Direct Lease: 0 SF  
 Sublease: 0 SF  
 Office: 5,021 SF  
 Warehouse: 34,514 SF  
 Min Divisible: 39,535 SF  
 Max Contiguous: 39,535 SF

**LAND MEASUREMENTS:**

Acres: 2.52  
 Frontage: 606 FT  
 Depth: 213 FT

**PROPERTY INFORMATION:**

Parcel No:	07-25-062-001	TIF:	Yes	Property Tax:	\$23,219.98
County:	Pulaski	Enterprise Zone:	No	Tax Year:	2019
Zoning:	Industrial	Foreign Trade Zone:	No		
Zoning By:	Pulaski County	Survey:	No		
Industrial Park:	N/A	Environmental:	No		
Prior Use:	Crain Enterprises	Archaeological:	No		

**STRUCTURAL DATA:**

Year Built:	N/A	Clearance Min:	14.5'	Style:	Brick/Metal
Rehab Year:	N/A	Clearance Max:	16'	Roof:	Rubber/Metal
		Bay Spacing:	Clear Span	Exterior:	Brick/Metal
				Floors:	1
				Floor Type:	Reinforced Concrete
				Floor Thickness:	6"
				Floor Drains:	No

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**UTILITY INFORMATION**

<b>Water Provider:</b>	Mounds Water Department	<b>Service:</b>		<b>Location:</b>	On site
<b>Sewer Provider:</b>	Mounds Water Department	<b>Service:</b>		<b>Location:</b>	On Site
<b>Gas Provider:</b>	Ameren	<b>Service:</b>		<b>Location:</b>	On Site
<b>Electric Provider:</b>	Ameren	<b>Service:</b>		<b>Location:</b>	On Site
<b>AMPS:</b>	600 KVA	<b>Phase:</b>	3		
<b>Low Volts:</b>	277	<b>High Volts:</b>	480		
<b>Telecom Provider:</b>	N/A	<b>Service:</b>	N/A	<b>Location:</b>	N/A

**FACILITY INFORMATION**

<b>Truck Dock:</b>	1	<b>Size:</b>	Exterior Loading Dock	<b>Parking:</b>	12
<b>Dock Levelers:</b>	N/A	<b>Capacity:</b>	N/A	<b>Surface Type:</b>	Concrete
<b>Drive-In Doors:</b>	3	<b>Size:</b>	(2)10'x12' (1)8'x8'	<b>Yard:</b>	1.05 Acres
<b>Box Van Doors</b>	No			<b>Extra Land:</b>	
<b>Overhead Cranes:</b>	No	<b>Size:</b>	N/A	<b>Additional Facility Information:</b>	
<b>Elevators:</b>	N/A				

<b>Heating:</b>	Yes	<b>Men's Restroom:</b>	Yes
<b>Cooling:</b>	Office	<b>Women's Restroom:</b>	Yes
<b>Insulated:</b>	Partial	<b>Shower:</b>	No
<b>Sprinklers:</b>	Yes	<b>Ventilation:</b>	Yes
<b>Lighting:</b>	Halide	<b>Compressed Air:</b>	Yes
<b>Skylights:</b>	No		

**TRANSPORTATION**

<b>Interstate:</b>	4.5 Miles to I-57
<b>Rail:</b>	Adjacent - Canadian National
<b>Barge:</b>	ADM Grain & Consolidated Grain and Barge Co.
<b>Airport:</b>	N/A

**Listing Broker(s)**

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**Comments**

- 39,535 SF Warehouse/Office
- (2) 10'x12' (1) 8'x8' Drive-In Door, (1) Exterior Loading Dock
- 2.52 Acre Site
- 3 sectional buildings for warehouse use including 1 office building