

Former Hillsboro Glass Plant – Industrial Redevelopment

1915 Schram Ave., Hillsboro, IL 62049



- 11 Acres – Rail Spurs intact with switches removed
- 60,000 +/- SF Warehouse Structure – Finish to suit
- Adjacent [100,000 SF Warehouse](#) also available for Sale
- Finish to suit: Lease rate quoted upon finish requirements

SALE PRICE: \$500,000
LEASE RATE: Negotiable

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

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



Listing No: 2467

Total SF Available: 60,000 SF
Min Divisible SF: 60,000 SF

Industrial Redevelopment

Hillsboro Glass
 1915 Schram Avenue
 Hillsboro, IL 62049

SALE INFORMATION:

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

LEASE INFORMATION:

For Lease: Yes
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Lease Rate: Negotiable

SQUARE FOOT INFO:

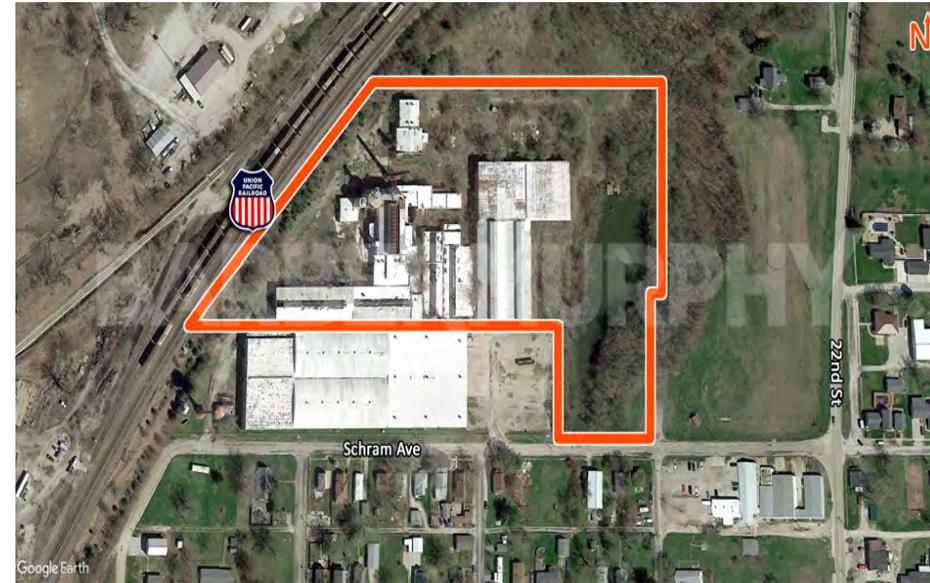
Building Total: 60,000 SF
Total Available: 60,000 SF
Direct Lease: 60,000 SF
Sublease: 0 SF
Office: 0 SF
Warehouse: 60,000 SF
Min Divisible: 60,000 SF
Max Contiguous: 60,000 SF

LAND MEASUREMENTS:

Acres: 11.00
Frontage: 2292 FT
Depth: 1381 FT

PROPERTY INFORMATION:

Parcel No: 17-06-376-015 & 014
County: Montgomery
Zoning: Heavy Industrial
Zoning By: Hillsboro
Industrial Park:
Prior Use: Former Hillsboro Glass Plant



TIF: No
Enterprise Zone: Yes
Foreign Trade Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$10,000.00
Tax Year: 2019

STRUCTURAL DATA:

Year Built: 1950	Clearance Min: 20'	Style: Steel Frame
Rehab Year:	Clearance Max: 30'	Roof: Metal
	Bay Spacing: Clear Span	Exterior: Metal
		Floors: 1
		Floor Type: Reinforced Concrete
		Floor Thickness: Unknown
		Floor Drains: No

1915 Schram Avenue
Hillsboro, IL 62049

UTILITY INFORMATION

Water Provider:	City of Schram	Service:		Location:	On Site
Sewer Provider:	City of Schram	Service:		Location:	On Site
Gas Provider:	Ameren IL	Service:		Location:	On Site
Electric Provider:	Ameren IL	Service:		Location:	On Site
AMPS:		Phase:			
Low Volts:		High Volts:			
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

Truck Dock:	8	Size:	8' x 8'	Parking:	
Dock Levelers:	N/A	Capacity:	N/A	Surface Type:	Rock
Drive-In Doors:	1	Size:	20' x 20'	Yard:	
Box Van Doors	No			Extra Land:	
Overhead Cranes:	No	Size:	N/A	Additional Facility Information:	
Elevators:	N/A				
Heating:	N/A	Men's Restroom:	No		
Cooling:	N/A	Women's Restroom:	No		
Insulated:	No	Shower:	No		
Sprinklers:	Yes	Ventilation:	No		
Lighting:	N/A	Compressed Air:	No		
Skylights:	No				

TRANSPORTATION

Interstate:	I-57 - 11 Miles
Rail:	Union Pacific - Adjacent
Barge:	N/A
Airport:	N/A

Listing Broker(s)

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

Comments

Former Hillsboro Glass Plant on 11 Acres.
60,000 SF Warehouse - Finish to Suit
Rail Spurs partially intact with switches removed.