

COURT ORDERED SALE AND JUDGMENT - ALL OFFERS WILL BE CONSIDERED

# 36,600 SF INDUSTRIAL MANUFACTURING FACILITY ON 9.4 ACRES

450 EAST ILLINOIS AVENUE, BENTON, IL 62812



**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS

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# PROPERTY SUMMARY

Industrial Manufacturing Facility  
450 E Illinois St | Benton, IL 62812

## Property Summary

Listing #:	2722
Building SF:	36,600 SF
Warehouse SF:	35,200 SF
Office SF:	1,400 SF
Price:	\$850,000
Lot Size:	9.40 Acres
Dimensions:	684' x 619'
APN:	08-07-426-001
County:	Franklin
Zoning:	Industrial
Enterprise Zone:	Yes
Building Class:	C
2021 Taxes:	\$7,293.13
Year Built:	1974
Year Renovated:	2010
Clear Height:	18' - 24'
Roof Type:	Metal
Floor Type:	Reinforced Concrete
Floor Thickness:	6"
Water and Sewer Provider:	City Served
Gas and Electric Provider:	Ameren IL
Power:	Ameren,3P
Overhead Grade Doors:	6
Overhead Grade Door Size:	14'
Overhead Cranes:	2
Overhead Crane Size:	1 Ton & 2 Ton
Floors:	1
HVAC:	Heated Warehouse, Office AC
Parking spaces:	60
Parking:	Rocked
Compressed Air:	Yes
Ventilation:	YES
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes
Interstate:	IL-57
Railway:	Union Pacific Railroad
Airport:	Benton Municipal Airport

## Property Overview

- 36,600 total SF; 1,400 SF office; 35,200 SF warehouse
- 24' Clear Height
- 480V, 3phase, 800 Amp Service
- (6) 14' overhead grade level doors
- 8' perimeter fence surrounding property
- Property is being sold by Court order to partially satisfy a plaintiff's judgment. Contract will be court approved, but sale will NOT be subject to any person's right to redeem. Purchaser will receive title free and clear as provided by law.

## Location Overview

Located north of Benton, IL, less than a mile from Benton Municipal Airport. The property is easily accessed from interstate 57.

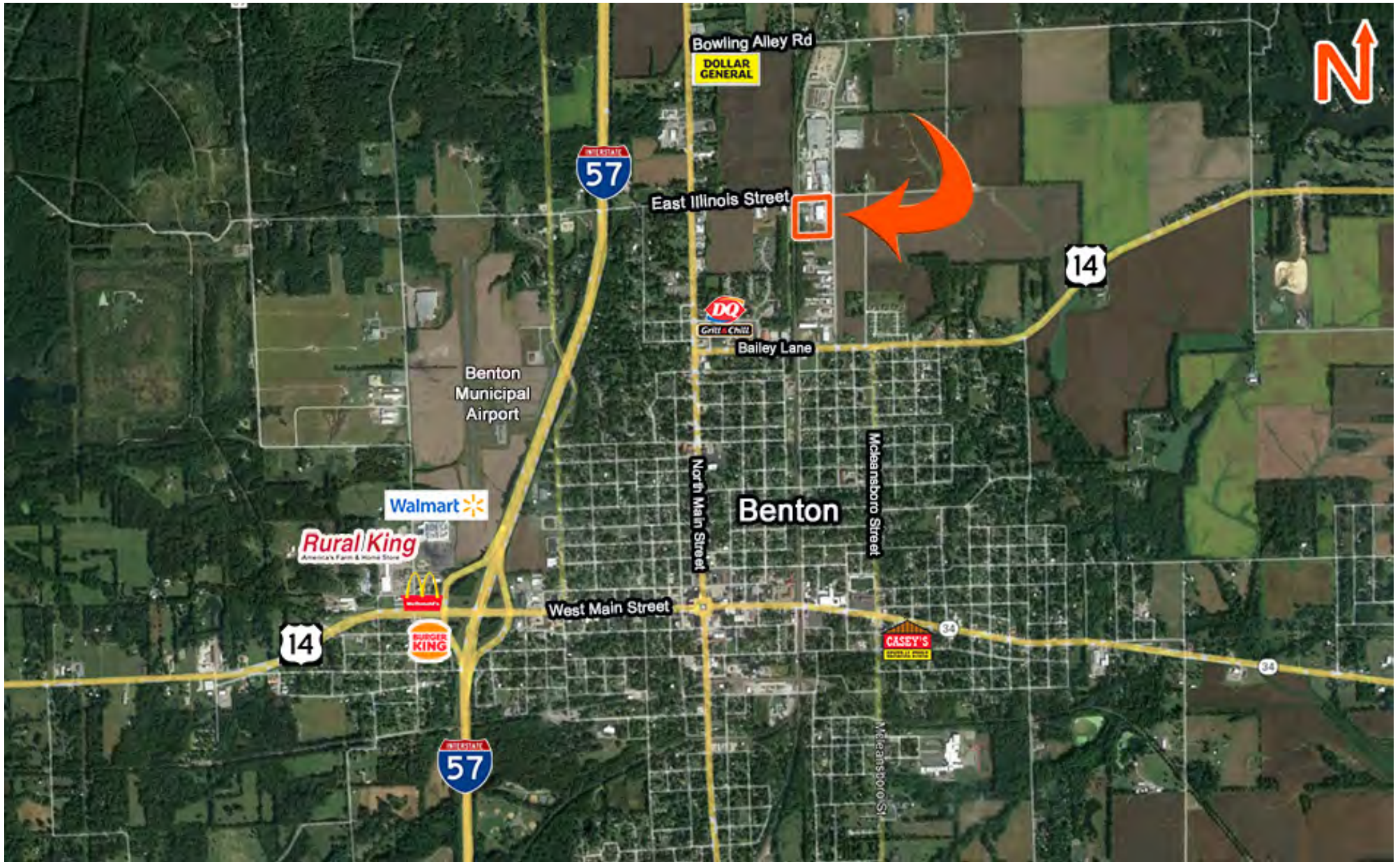




# AREA MAP

Industrial Manufacturing Facility  
450 East Illinois Avenue | Benton, IL 62812

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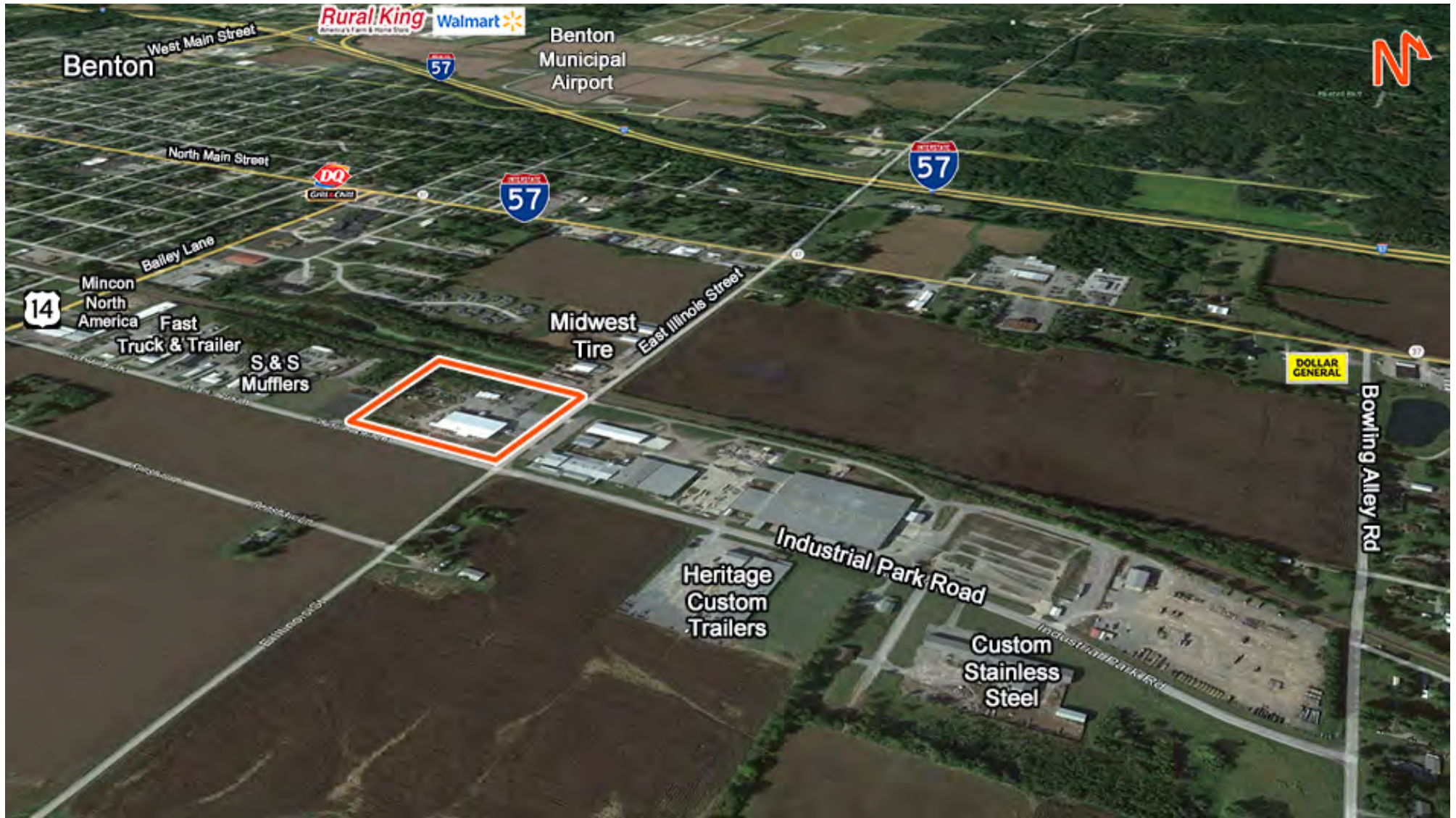


# BENTON INDUSTRIAL PARK

Industrial Manufacturing Facility

450 East Illinois Avenue | Benton, IL 62812

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# ADJACENT PROPERTY FOR SALE

Industrial Manufacturing Facility  
450 East Illinois Avenue | Benton, IL 62812

# BARBERMURPHY



450 East Illinois Street, Benton, IL 62812

451 East Illinois Street, Benton, IL 62812

## Property Overview

Sale Price: \$850,000 (\$23.22/SF)

- Industrial Manufacturing Facility
- 36,600 Total SF
  - 1,400 SF Office
  - 35,200 SF Warehouse
- 9.4 Acres

## Property Overview

Sale Price: \$800,000 (\$6.80/SF)

- Industrial Manufacturing Facility
- 117,400 Total SF
  - 16,085 SF Office
  - 101,315 SF Warehouse
- 10.62 Acres

This is not a tax sale, the current owner does not have a right to redeem and title will be conveyed.

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