

COURT ORDERED SALE AND JUDGMENT-ALL OFFERS WILL BE CONSIDERED
117,400 SF INDUSTRIAL MANUFACTURING FACILITY

451 EAST ILLINOIS AVENUE, BENTON, IL 62812



REDUCED SALE PRICE: \$800,000 (\$6.81/SF)

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

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

Property Summary

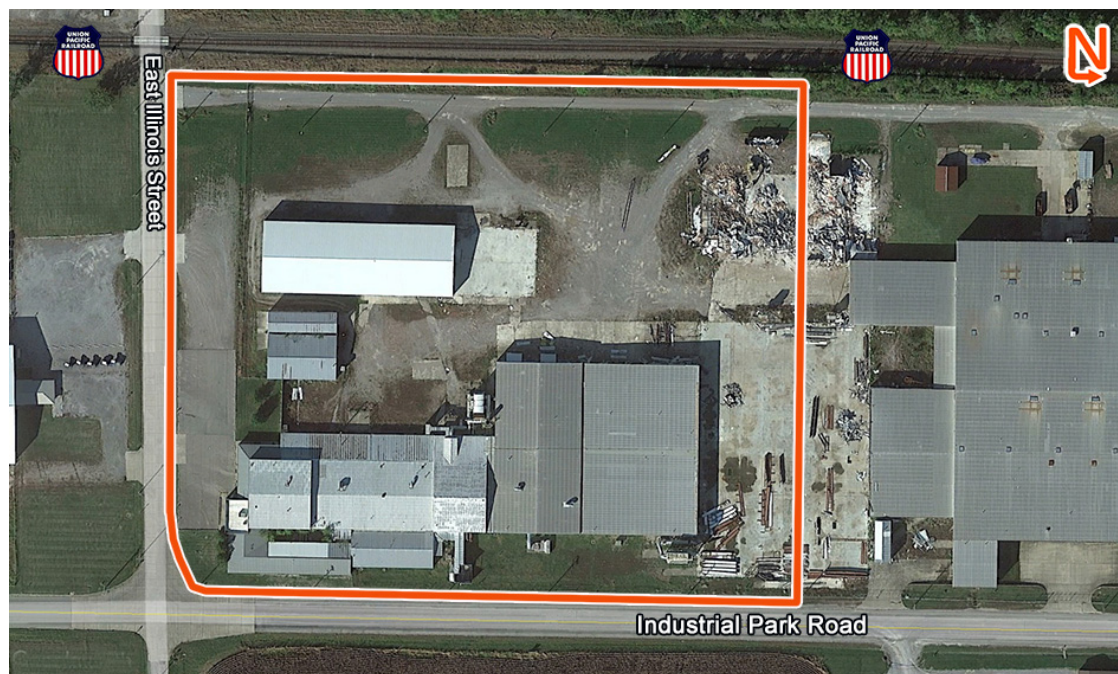
Listing #:	2726
Building SF:	117,400
Warehouse SF:	101,315
Office SF:	16,085
Price:	\$800,000
Lot Size:	10.62 Acres
Dimensions:	682' x 583'
APN:	08-07-200-028
County:	Franklin
Zoning:	Industrial
Enterprise Zone:	YES
Building Class:	C
2021 Taxes:	\$27,312
Year Built:	1978
Clear Height:	15'- 19'
Floor Type:	Reinforced Concrete
Roof Type:	Metal
Floor Thickness:	6 inches
Surface Type:	Rock and Concrete
Water and Sewer Provider:	City Served
Gas and Electric Provider:	Ameren Illinois
Power:	480V, 3 phase,800A
Dock Doors:	2
Grade Doors:	8
Floors:	1
HVAC:	Office
Parking spaces:	40
Parking:	Asphalt
Compressed Air:	Yes
Lighting:	Metal Halide
Men's Restroom:	Yes
Women's Restroom:	Yes
Kitchen/Breakroom:	Yes
Sprinklers:	Yes
Ventilation:	Yes
Insulation:	Yes
Interstate:	IL-57
Railway:	Union Pacific Railroad
Airport:	Benton Municipal Airport

Property Overview

- Former Bombardier Boat Factory
- 10.62 acres with 8" perimeter fence
- 117,400 total SF; 16,000 SF office; 101,315 SF warehouse
- Fiberglass spray booths in place
- 8 Grade Doors: 2(18' x13'), 1(20' x 14'), 2(12' x 8'), 1(10' x 10'), 1(14' x 12') & 1(21' x 14')
- Adjacent Manufacturing Facility also available for sale
- 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

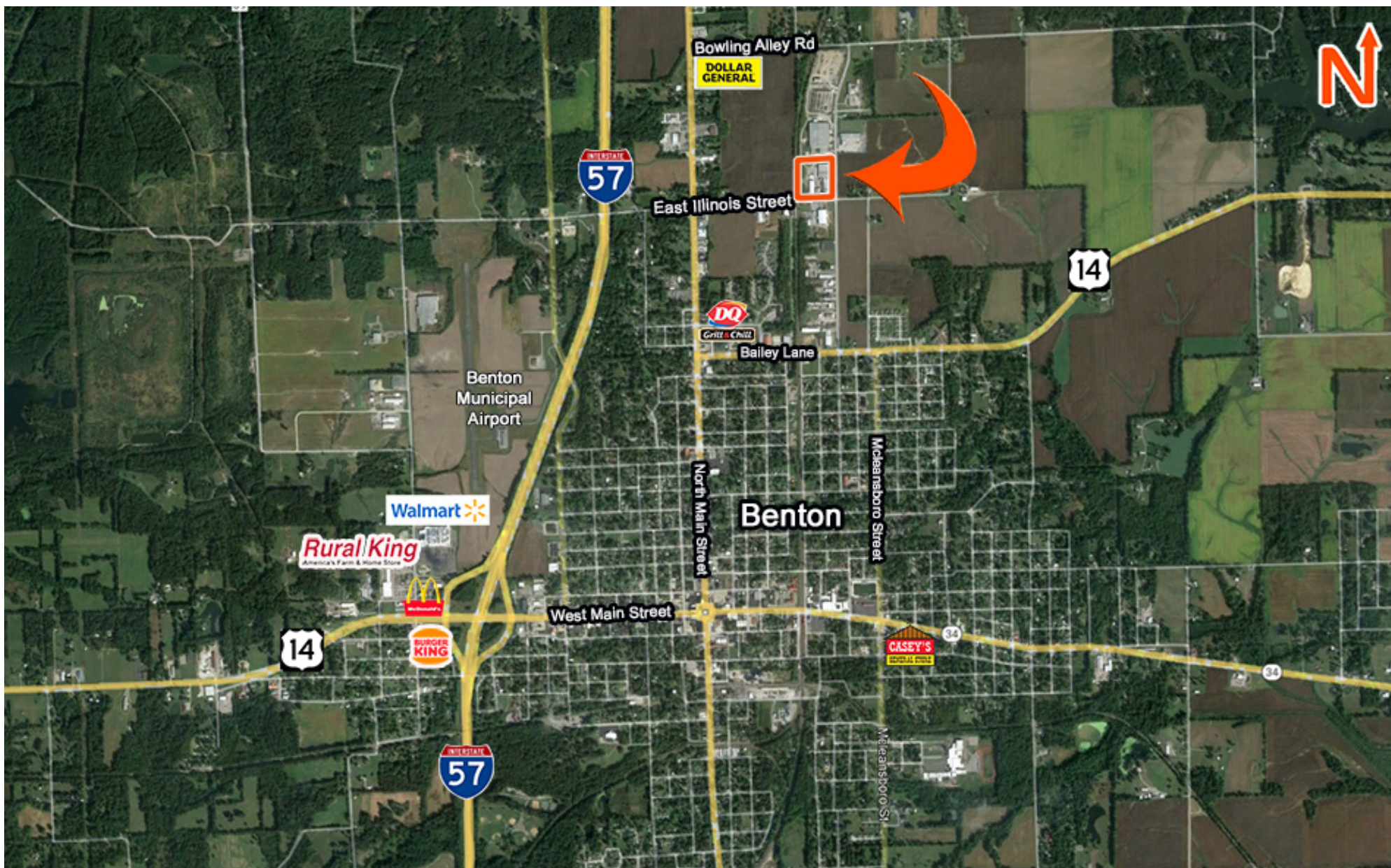
Located north of Benton, IL less than a mile from the Benton Municipal Airport. The property is easily accessed from Interstate 57.



AREA MAP

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

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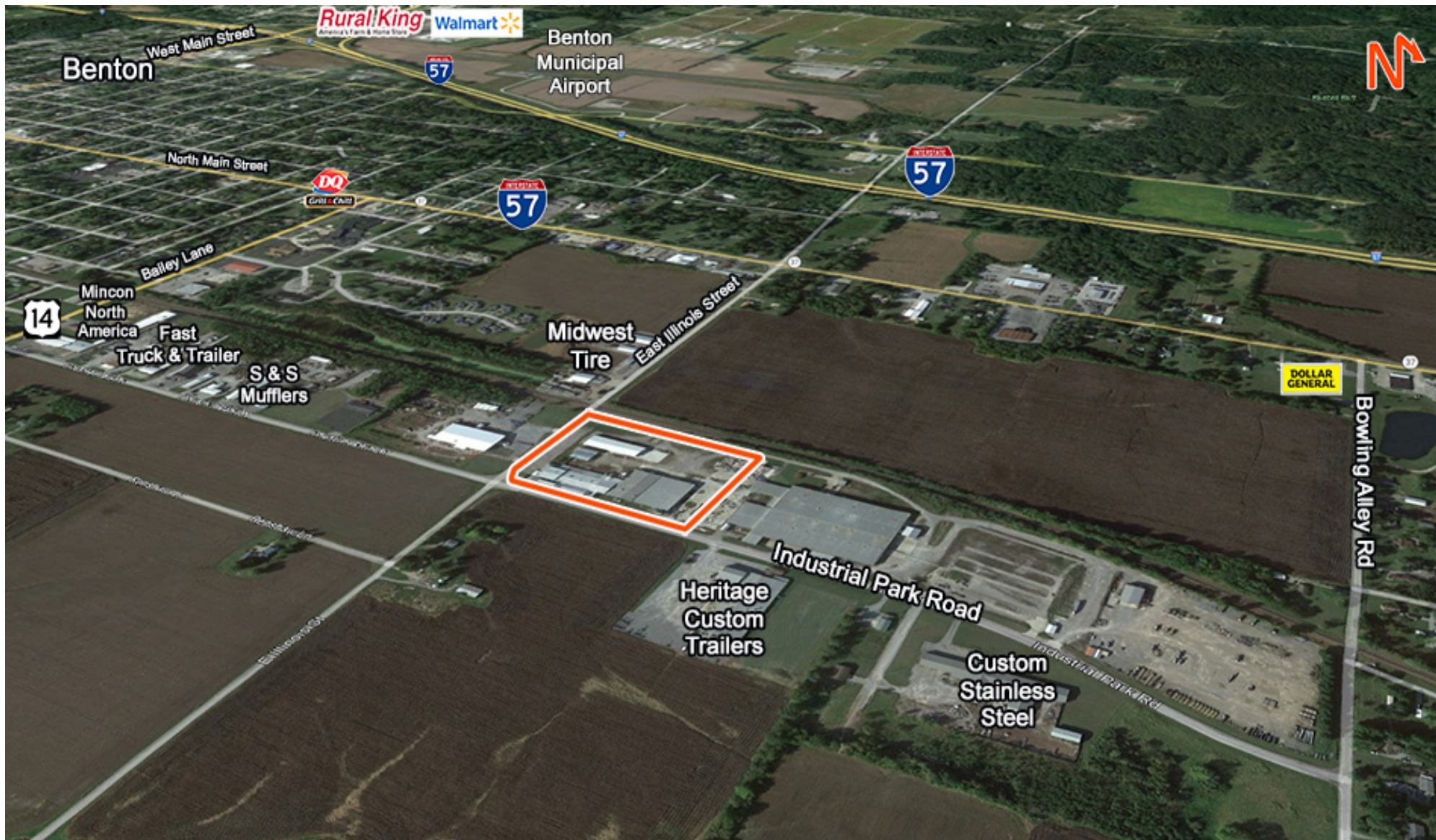
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BENTON INDUSTRIAL PARK

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

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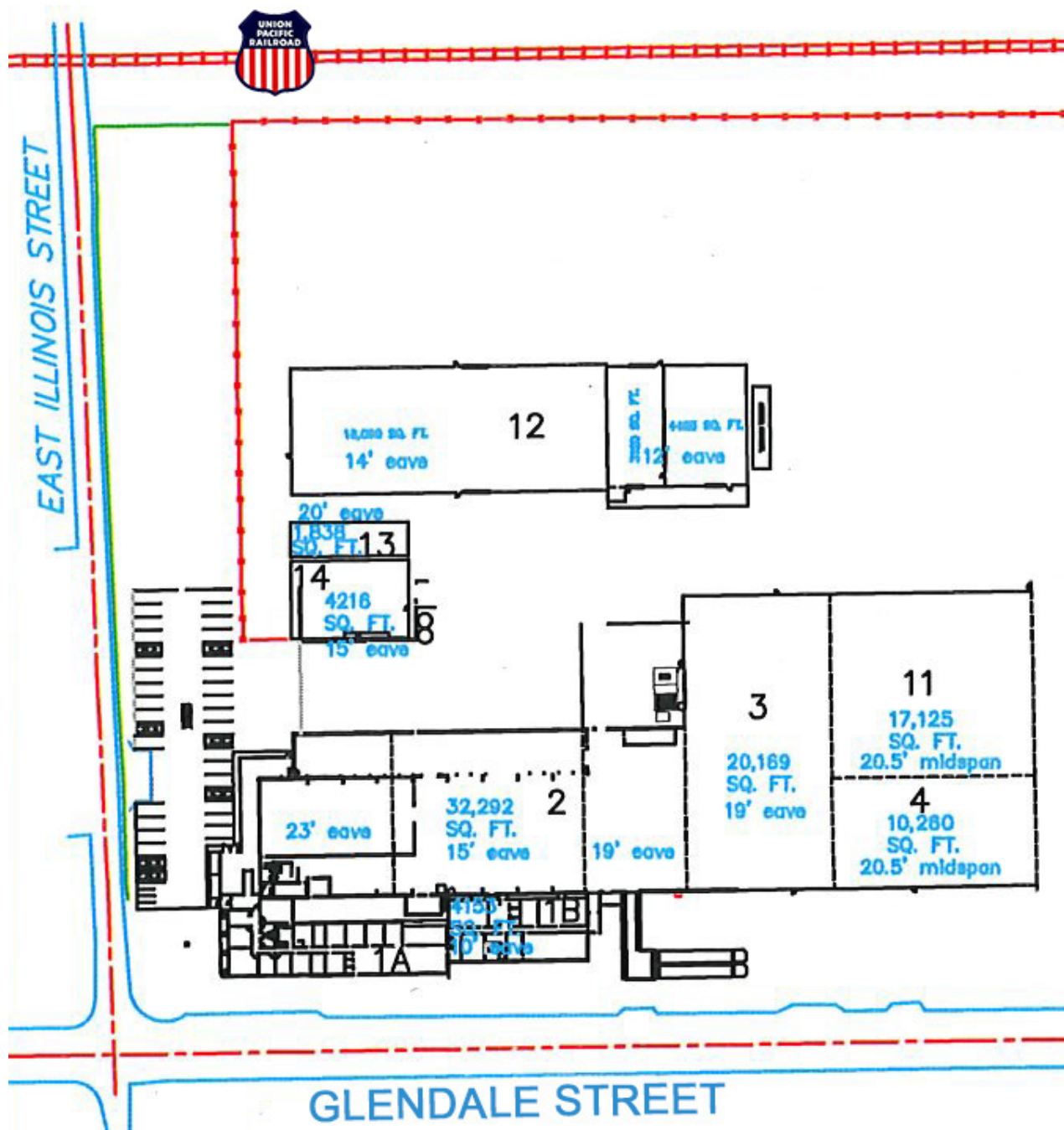


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SITE PLAN

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



ADJACENT PROPERTY FOR SALE

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

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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 (\$6.81/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.