

INDUSTRIAL FOR SALE



## 124,500 SF CRANE SERVED OFFICE/WAREHOUSE WITH HEAVY POWER

1509 DEWITT AVE EAST, MATTOON, IL 61938



**SALE PRICE: \$3,250,000**



1173 Fortune Blvd. Shiloh, IL 62269  
Office: 618-277-4400  
BARBERMURPHY.COM

**PRESENTED BY:**

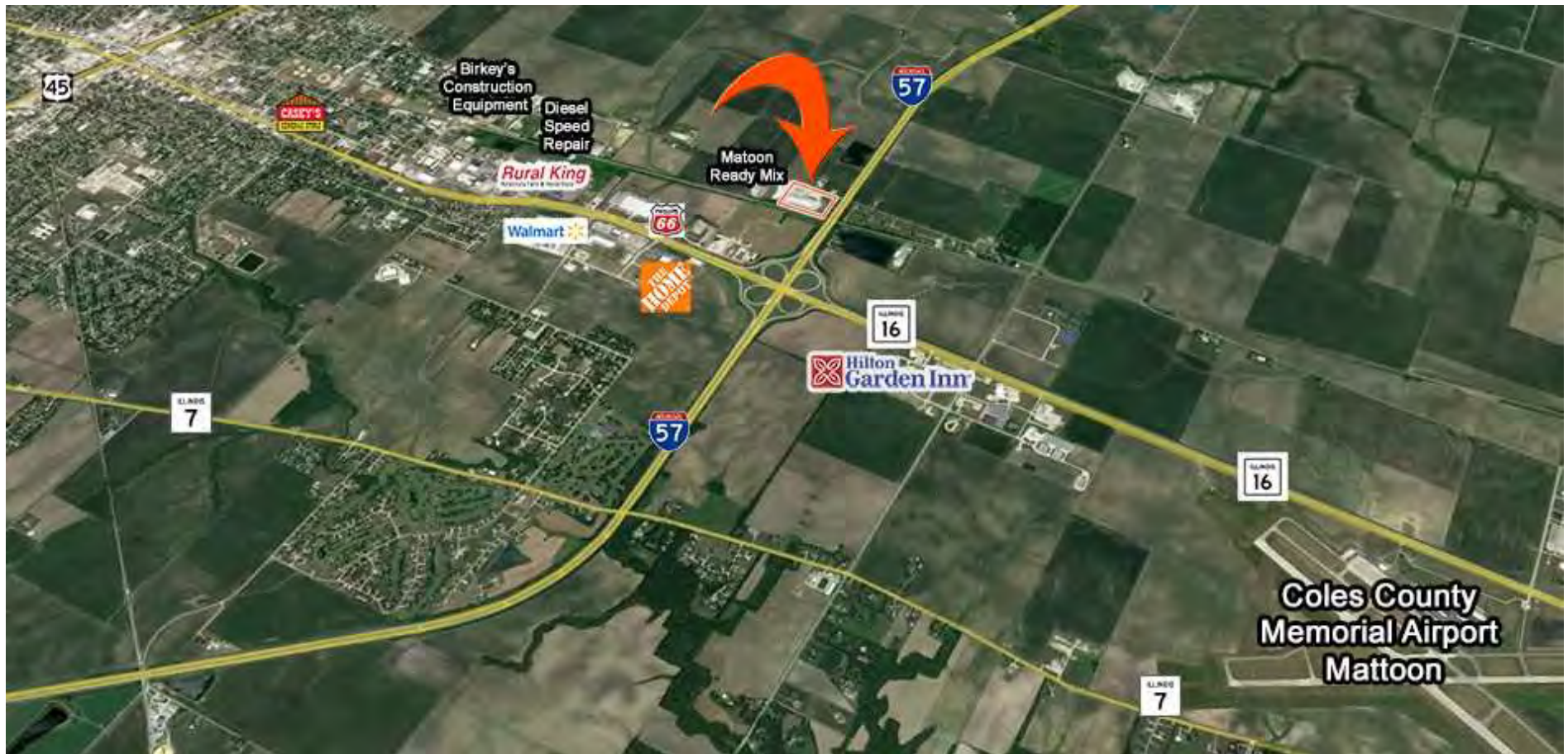
**STEVE ZUBER, CCIM, SIOR**  
Principal  
cell: (314) 409-7283  
steve@barbermurphy.com

**COLE HENSEL**  
Broker Associate  
cell: (618) 606-2646  
coleh@barbermurphy.com

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.

## AREA MAP & PROPERTY DESCRIPTION

124,500 SF Crane Served Warehouse on 13.32 Acres



### PROPERTY DESCRIPTION

124,500 SF Manufacturing Warehouse on 13.32 Fenced Acres.

121,000 SF Warehouse with 3,500 SF Office. 20'-30' Clear Height Building with Heavy Power (480 V/3 Phase / 2000 Amp Service).  
Crane Served: (2) 12.5 Ton , (4) 5 Ton, (1) 3 ton cranes.

### LOCATION OVERVIEW

Located off I-57 (Exit 190) and 1 Mile from the Canadian RR Station and 2.5 Mile to Coles County Memorial Airport.



## PROPERTY PHOTOS

124,500 SF Crane Served Warehouse on 13.32 Acres





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124,500 SF Crane Served Warehouse on 13.32 Acres



# INDUSTRIAL PROPERTY INFO- LISTING # 2730

1509 Dewitt Ave East | Mattoon, IL 61938

## PROPERTY INFO

APN:	06-0-00551-000
County:	IL - Coles
Zoning:	Heavy industrial
Property Taxes:	\$54,174.12
Enterprise Zone:	Yes
Prior Use:	Manufacturing

## STRUCTURAL DATA

Year Built:	1950
Renovated:	2011
Construction Type:	Steel Frame; Metal Exterior
Min-Max Clearance:	20' - 30'
Bay Spacing:	Varies
Floor Type:	Reinforced Concrete
Floor Thickness:	6"-8"

## UTILITY INFO

Water Provider/Service/Location	City Served/On Site
Sewer Provider/Service/Location	City Served/On Site
Gas Provider/Service/Location	Ameren Illinois/On Site
Electric Provider/Service/Location	Ameren Illinois/On Site
Power:	480V, 3 phase , 2000 amps

## FACILITY INFO

Elevators:	Freight Elevator
Grade Doors:	(3) 14'x14', (1) 16'x16', (1) 12'x14'
Overhead Crane:	(2) 12.5 Ton, (4) 5 Ton, & (1) 3 ton
Heating/Cooling:	Office AC/Warehouse Heated
Lighting:	T5 with Motion Sensors
Sprinklers:	None
Parking:	100 Spaces



## SALE/LEASE INFO

Price:	\$3,250,000
Price / SF:	\$26.10

## SQUARE FOOT INFO

Building SF:	124,500
Office SF:	3,500
Warehouse SF:	121,000

## LAND MEASUREMENTS

Lot Size:	13.32 Acres - Fenced
Frontage/Depth:	943' x 640'

## TRANSPORTATION

Interstate:	Interstate 57 (Exit 190)
Rail:	Canadian Rail Station: 1 Mile
Airport:	Coles County Memorial Airport Mattoon - 2.5 Miles