

INDUSTRIAL FOR SALE & LEASE



52,000 SF INDUSTRIAL WAREHOUSE FOR SALE OR LEASE

7656 E 700TH AVE, ROBINSON, IL 62454



SALE PRICE: \$975,000 - LEASE RATE: \$3.00/SF, NNN



1173 Fortune Boulevard Shiloh, IL 62269
618.277.4400
BARBERMURPHY.COM

PRESENTED BY:

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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.

SITE MAP & PROPERTY DESCRIPTION

7656 E 700TH AVE



PROPERTY DESCRIPTION

49,000 SF Warehouse Space and 3,000 SF Office Space. Building is situated on 8.7 Acres.

Building Consists of (4) 8'x10' Dock Doors, (1) 7'x10' Box Van Door, (1) 8'x12' Drive-in Door and is equipped with Heavy Power.

LOCATION OVERVIEW

Centrally located to interstates I-70, I-57, and I-64.

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PROPERTY PHOTOS

7656 E 700TH AVE



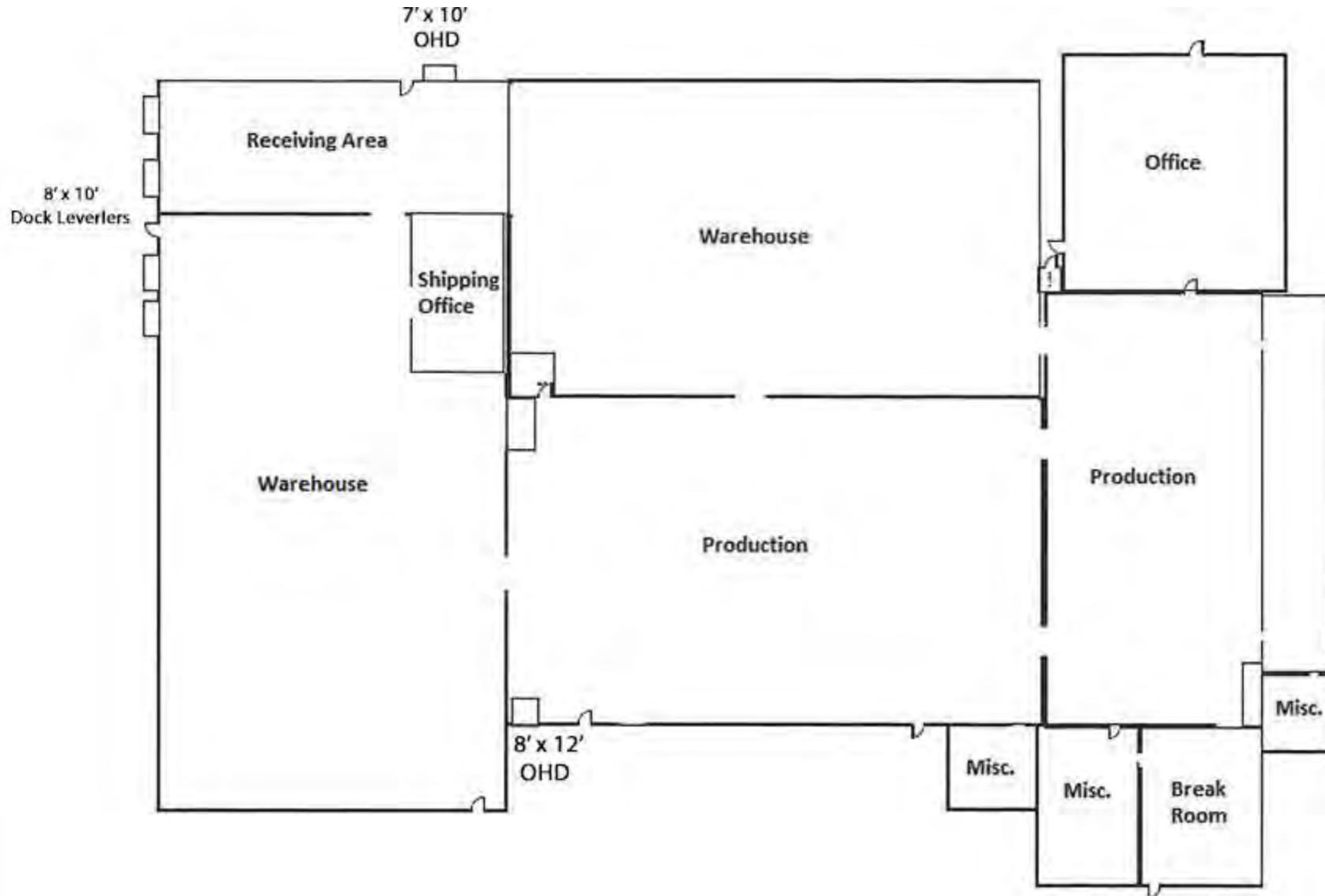
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FLOOR PLAN

7656 E 700TH AVE



INDUSTRIAL PROPERTY INFO

7656 E 700TH AVE

Listing #2738

PROPERTY INFO

APN: 02-30-100-002
County: IL - Crawford
Zoning: Industrial
Property Taxes: \$10,778.04

STRUCTURAL DATA

Year Built: 1986
Construction Type: Wood Frame, Metal Skin
Min-Max Clearance: 20'



UTILITY INFO

Power: Ameren, 240/480 V 3 phase, 2400 Amps
Water: Well
Sewer: Septic
Gas: Ameren

FACILITY INFO

Dock Doors: (4) 8'x10' (1) 7'x10'
Grade Doors: (1) 8'x12'
Lighting: Fluorescent
Sprinklers: None
Parking: Exposed, 50 Car Parking

SALE/LEASE INFO

Price: \$975,000
Lease Rate: \$3.00 /SF, NNN

SQUARE FOOT INFO

Building SF: 52,000
Office SF: 3000
Warehouse SF: 49,000

LAND MEASUREMENTS

Lot Size: 8.70 Acres

TRANSPORTATION

Interstate: 30 Miles to I-70, 40 Miles to I-57, 69 Miles to I-64

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