

INDUSTRIAL FOR SALE

42,330 SF CLIMATE CONTROLLED OFFICE/WAREHOUSE

300 AMERICAN WAY, DUQUOIN, IL 62832

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS



SALE PRICE: \$1,100,000

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COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard Shiloh, IL 62269
618.277.4400
BARBERMURPHY.COM

PRESENTED BY:

STEVE ZUBER, CCIM, SIOR

Principal
office: (618) 277-4400 Ext. 22
cell: (314) 409-7283
steve@barbermurphy.com

COLE HENSEL

Broker Associate
office: (618) 277-4400 Ext. 28
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

300 American Way



PROPERTY DESCRIPTION

37,830 SF Warehouse Space and 4,500 SF Office Space. Building is situated on 8 acres. Building consists of (5) 10'x8' Dock Doors and (1) 14'x12' Drive-In Door. Warehouse is Climate Controlled with Heavy Power.

PROPERTY PHOTOS

300 American Way



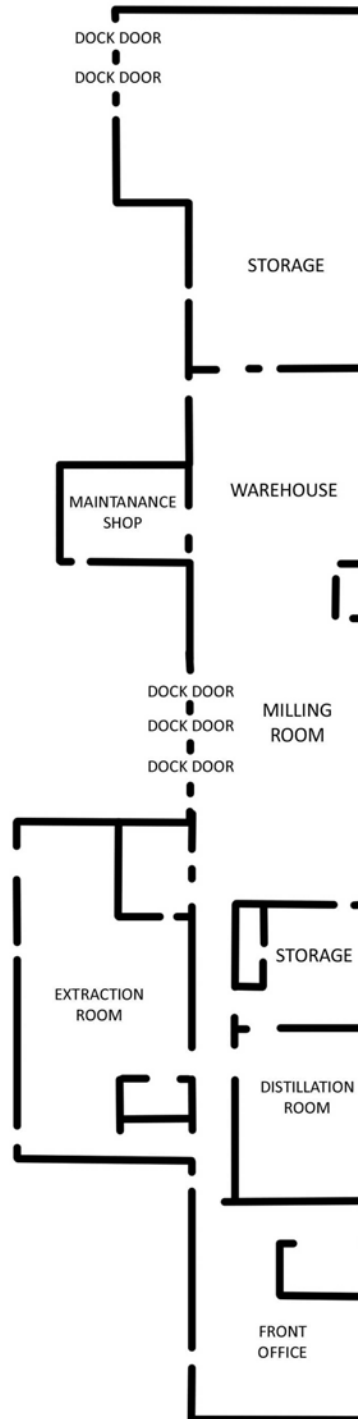
PROPERTY PHOTOS

300 American Way



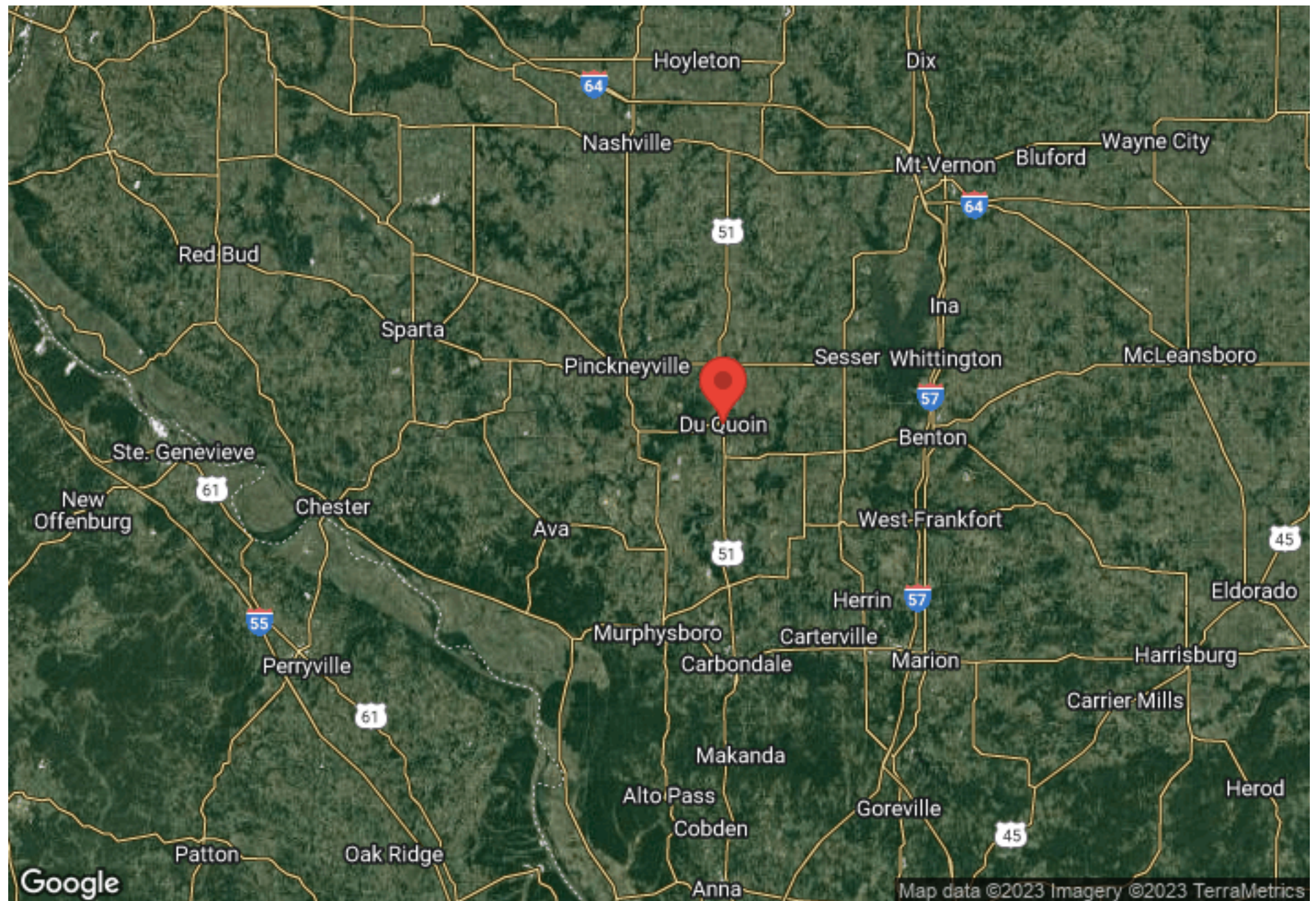
FLOOR PLAN

300 American Way



REGIONAL MAP

300 American Way



INDUSTRIAL PROPERTY INFO

300 American Way | DuQuoin, IL 62832

LISTING # 2746

PROPERTY INFO

APN: 1-61-0070-182
County: Perry
Zoning: Industrial - City of DuQuoin
Property Taxes: \$18,179
Enterprise Zone: No
TIF District: Yes

STRUCTURAL DATA

Year Built: 1992
Rehab Year: 2019
Construction Type: Steel, Metal Skin
Min-Max Clearance: 16' - 18'
Bay Spacing: Clear Span
Floor Type: Reinforced Concrete
Floor Thickness: 6"

UTILITY INFO

Water provider/Location: City Served
Sewer Provider/Location: City Served
Gas Provider/Location: Ameren IL
Electric Provider/Location: Ameren IL
Power: 3P,440V,1000plus A

FACILITY INFO

Dock Doors: (5) 10'x8'
Grade Doors: (1) 14'x12'
Heating/Cooling: Office Heated & Cooled - Warehouse Heated
Lighting: Fluorescent
Sprinklers: Wet Pipe System



SALE/LEASE INFO

Price: \$1,100,000
Price / SF: \$25.99

SQUARE FOOT INFO

Building SF: 42,330
Office SF: 4,500
Warehouse SF: 37,830

LAND MEASUREMENTS

Lot Size: 8.0 Acres

TRANSPORTATION

Interstate: I-57