

FOR SALE

2050 Wagner Drive
Vandalia, IL 62471



7,500 SF LIGHT INDUSTRIAL WAREHOUSE

BARBERMURPHY

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IMAGES & PROPERTY DESCRIPTION

2050 Wagner Dr., Vandalia 62471



(1) Grade Doors
12'x14'



14'
Clear Height



20
Parking Spaces



240 AMPS



3 Phase
440 Volts

7,500 SF - Clear Span - Light Industrial Building

7,500 SF warehouse on 4.20 Acres. (1) 12'x14' Drive-In Door. 14' Ceiling Height, Clear Span. Trench drain and oil separator.

AREA MAP

2050 Wagner Dr., Vandalia 62471



LOCATION OVERVIEW

Property is located off Hwy 51 and only 2.5 miles from I-70, Exit 63. Great central location only 70 miles from St. Louis, MO., 175 miles from Indianapolis, IN. and 242 miles from Chicago, IL.

OFFICE/WAREHOUSE PROPERTY SUMMARY

2050 Wagner Dr., Vandalia 62471

LISTING #2805

PROPERTY INFO

APN: 18-14-04-351-012

County: IL - Fayette

Zoning: Light Industrial

Property Taxes: \$2,612

STRUCTURAL DATA

Year Built: 2007

Construction Type: Metal,Steel

Min-Max Clearance: 14'

Bay Spacing: Clear Span

Floor Type: Reinforced

Floor Thickness: 6"

UTILITY INFO

Water provider/Location: City Served, On Site

Sewer Provider/Location: City Served, On Site

Gas Provider/Location: Ameren IL, On Site

Electric Provider//Location: Ameren IL, On Site

Power: 3P,440V,240A

FACILITY INFO

Grade Doors: (1)14'x12'

Heating/Cooling: Warehouse Heated

Lighting: LED

Sprinklers: None

Parking: 20



SQUARE FOOT INFO

Building SF: 7,500

Warehouse SF: 7,500

Min Divisible: 7,500

Max Contiguous: 7,500

SALE INFO

Price: \$475,000

Price / SF: \$63.33

LAND MEASUREMENTS

Lot Size: 4.20 Acres

Dimensions: 278'x635'