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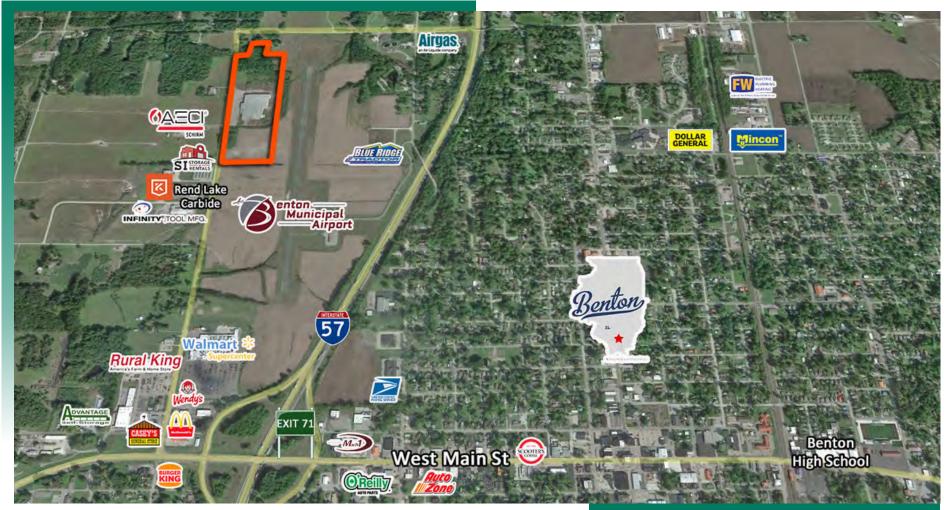






# **AREA MAP**

10231 Sugar Creek Rd., Benton, IL 62812



## **LOCATION OVERVIEW**

Located 1 mile off I-57 (Exit 71) and adjacent Benton Municipal Airport. Within minutes of downtown Benton IL.



Frontage: 1,850' Depth: 800'







Benton Municipal Airport



Exit 71

# **PROPERTY PHOTOS**

10231 Sugar Creek Rd., Benton, IL 62812









# **PROPERTY PHOTOS**

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## INDUSTRIAL PROPERTY SUMMARY

10231 Sugar Creek Rd., Benton, IL 62812



## SALE INFORMATION:

For Sale: Yes
Sale Price: \$2,299,000
Sale Price/SF: \$11.73

#### **SQUARE FOOT INFO:**

Building Total: 196,000 SF
Office: 12,000 SF
Warehouse: 184,000 SF
Min Divisible: 196,000 SF
Max Contiguous: 196,000 SF

### **LAND MEASUREMENTS:**

 Acres:
 39.50

 Frontage:
 1,850 FT

 Depth:
 800 FT

#### **PROPERTY INFORMATION:**

Parcel No: 07-12-400-011

County: IL - Franklin

Zoning: IH

Prior Use: Manufacturing Facility

TIF: No

Enterprise Zone: Yes

Property Tax: \$51,390

Tax Year: 2023

#### **FACILITY INFORMATION:**

Heating: Heated Whse Cooling: Office Insulated: Yes Sprinklers/Type: Wet Pipe System Skylights: Floor Drains: Νo Ventilation: Yes Compressed Air: Yes Lighting: Metal Halide Men's Restroom: Yes Women's Restroom: Yes Shower: Νo

### STRUCTURAL DATA:

1989 Year Built: 20' Clearance Min: 28' Clearance Max: Varies per section Bay Spacing: Steel Frame Style: Metal Roof Type & Age: Metal Skin Exterior: Floors: Reinforced Concrete Floor Type: Floor Thickness: Nο Floor Drains:

#### **ACCESS POINTS:**

Truck Dock: (1)8'x8' (2)10'x10' (1)9'x9'

Dock Levelers: Yes

Drive-In Doors: (12)12'x14' (2)17'x19'

#### **OVERHEAD CRANES:**

Cranes: Yes
Size: (4) 2 Ton
Hook Height: 18'

#### **UTILITY INFORMATION:**

City Served Water Provider: On Site Size & Location: City Served Sewer Provider: On Site Size & Location: South Eastern IL CO-OP Gas Provider: Size & Location: On Site Electric Provider: South Eastern IL CO-OP On Site Size & Location: 1200 AMPS: 3 Phase Phase: 480 High Volts: 240 Low Volts:

#### **PARKING:**

Spaces: 50
Surface Type: Rock

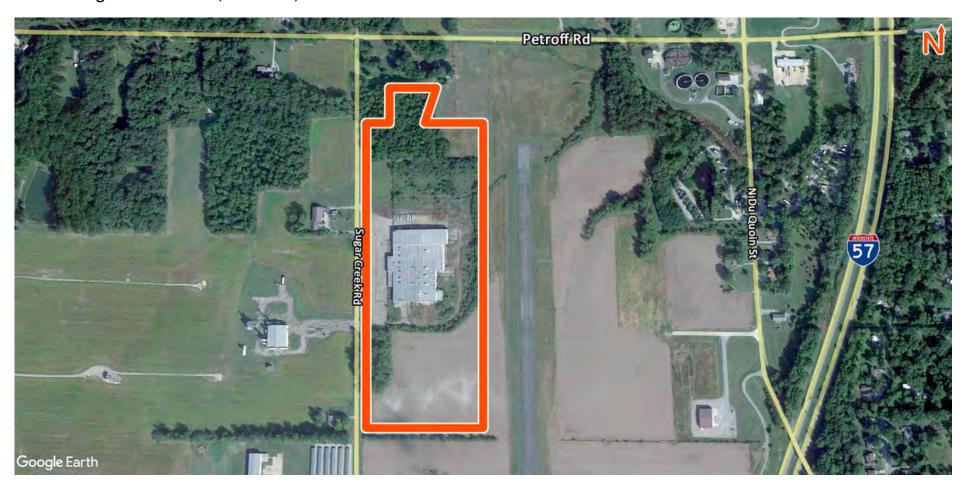
#### TRANSPORTATION:

Interstate: I-57 (1 Mile Rail: N/A Barge: N/A Airport: Benton Municipal Airport



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## **COMMENTS**

196,000 SF Manufacturing Facility Available For Sale. The Facility is Facilitated by (4) 2 Ton Cranes, (12)12'x14' Drive-In Doors, (2) 17'x19' Drive-In Doors, (1)8'x8' Dock Door, (2)10'x10' Dock Doors, and (1)9'x9' Dock Door. Ceiling height throughout the warehouse is 20'-28' with column spacing that varies per section. The facility sits on 38.62 Acres, adjacent to Benton municipal Airport with a 400'x75' Runway.



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