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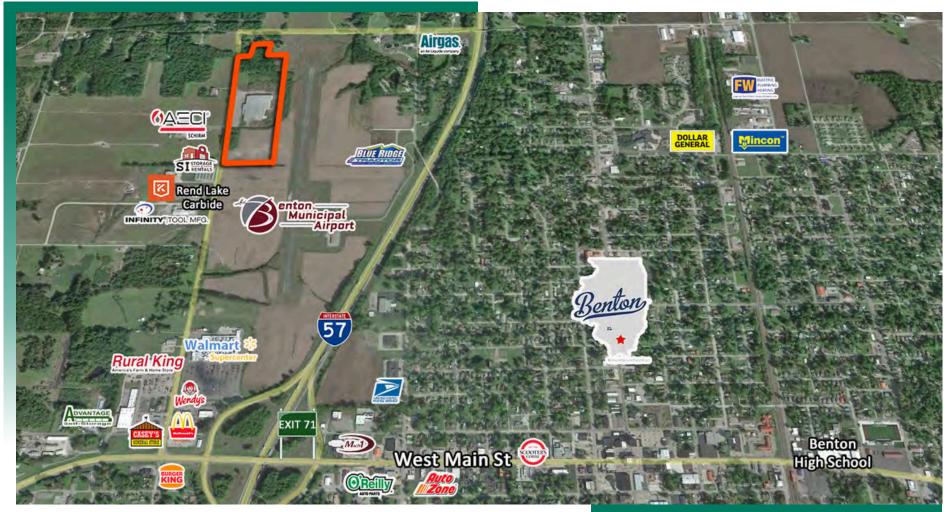






AREA MAP

10231 Sugar Creek Rd., Benton, IL 62812



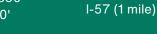
LOCATION OVERVIEW

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









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INDUSTRIAL PROPERTY SUMMARY

10231 Sugar Creek Rd., Benton, IL 62812



SALE INFORMATION:

For Sale: Yes
Sale Price: \$1,700,000
Sale Price/SF: \$8.67

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: \$90,933.38

Tax Year: 2023

FACILITY INFORMATION:

Heating: Heated Whse Office Cooling: Yes Insulated: 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: 281 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:

Water Provider: City Served On Site Size & Location: Sewer Provider: City Served 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

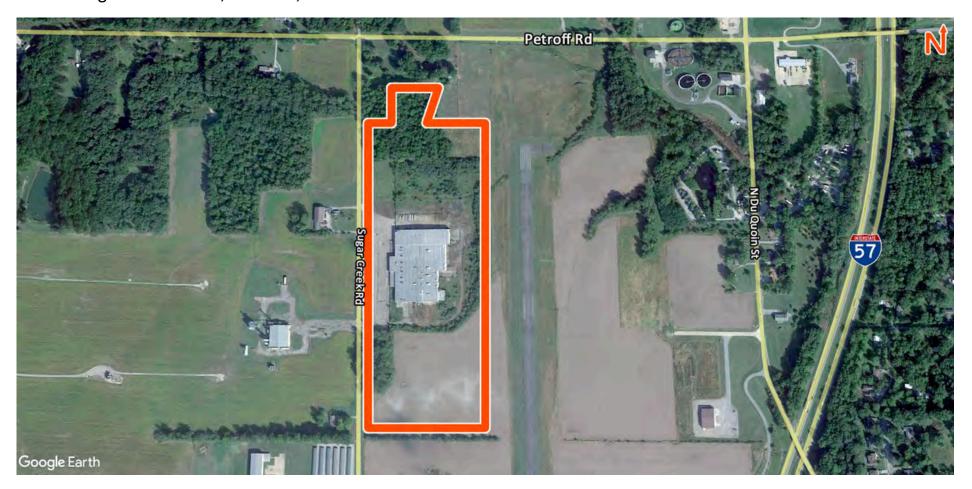
TRANSPORTATION:

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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