

196,000 SF Manufacturing Facility

FOR SALE

10231 Sugar Creek Rd.
Benton, IL 62812



REDUCED SALE PRICE: \$1,700,000

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Steve Zuber - CCIM, SIOR
Principal
Cell: (314) 409-7283
steve@barbermurphy.com

Cole Hensel
Broker Associate
Cell: (618) 606-2646
coleh@barbermurphy.com



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'



I-57 (1 mile)



Benton
Municipal Airport

EXIT

Exit 71

PROPERTY PHOTOS

10231 Sugar Creek Rd., Benton, IL 62812

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



PROPERTY PHOTOS

10231 Sugar Creek Rd., Benton, IL 62812

EXTERIOR PHOTO



EXTERIOR PHOTO



EXTERIOR PHOTO



INDUSTRIAL PROPERTY SUMMARY

#2823

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
Cooling: Office
Insulated: Yes
Sprinklers/Type: Wet Pipe System
Skylights: No
Floor Drains: No
Ventilation: Yes
Compressed Air: Yes
Lighting: Metal Halide
Men's Restroom: Yes
Women's Restroom: Yes
Shower: No

STRUCTURAL DATA:

Year Built: 1989
Clearance Min: 20'
Clearance Max: 28'
Bay Spacing: Varies per section
Style: Steel Frame
Roof Type & Age: Metal
Exterior: Metal Skin
Floors: 1
Floor Type: Reinforced Concrete
Floor Thickness: 6"
Floor Drains: No

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

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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Principal
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Cell: (314) 409-7283
steve@barbermurphy.com



Cole Hensel
Broker Associate
Office: (618) 277-4400 (Ext. 28)
Cell: (618) 606-2646
coleh@barbermurphy.com