

FOR SALE
-AND-
LEASE

1226 Bissell Street
Venice, IL 62090

118,935 SF WAREHOUSE/MANUFACTURING FACILITY

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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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.

PROPERTY PHOTOS

1226 BISSELL ST., VENICE, IL 62090

EXTERIOR PHOTO

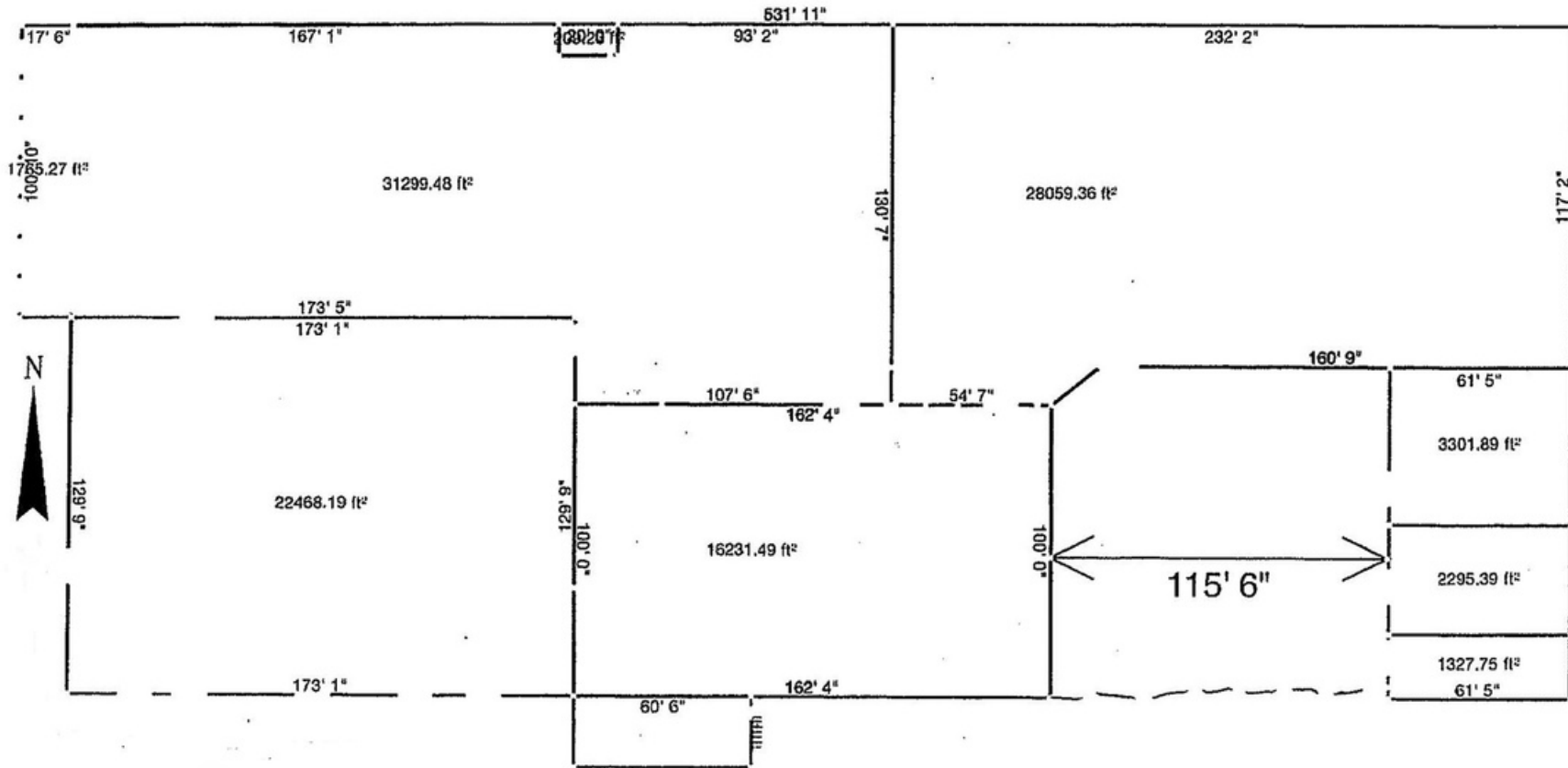


EXTERIOR PHOTO



FLOOR PLAN

1226 BISSELL ST., VENICE, IL 62090



*Not to scale

AREA MAP

1226 BISSELL ST., VENICE, IL 62090



LOCATION OVERVIEW

Located within 1 mile of I-55/70 and 5 Miles to I-270. 1 mile to rail, 2 miles to the Mississippi River and 15 miles to Lambert St. Louis International Airport.

INDUSTRIAL PROPERTY SUMMARY

1226 BISSELL ST., VENICE, IL 62090

#502

SALE/LEASE INFORMATION:

Sale Price:	\$2,975,000
Sale Price/SF:	\$25.00
Lease Rate:	\$4.00/SF
Lease Type:	Gross

SQUARE FOOT INFO:

Building Total:	118,935 SF
Total Available:	118,935 SF
Office:	2,000 SF
Warehouse:	116,935 SF

LAND MEASUREMENTS:

Acres:	10.0 AC
Frontage:	FT
Depth:	FT

PROPERTY INFORMATION:

Parcel No:	21-1-19-25-00-000-009
County:	Madison
Zoning:	Industrial
TIF:	Yes
Enterprise Zone:	Yes
Foreign Trade Zone:	No
Survey:	No
Environmental:	Yes
Archaeological:	No
Property Tax:	\$12,537
Tax Year:	2022

STRUCTURAL DATA:

Year Built:	1940
Rehab Year:	2021
Clearance Min:	16'
Clearance Max:	24'
Bay Spacing:	
Style:	Metal
Roof Type & Age:	Metal
Exterior:	Metal Skin
Floors:	1.5
Floor Type:	Concrete
Floor Thickness:	6"
Floor Drains:	

FACILITY INFORMATION:

Heating:	Gas Heat
Cooling:	Office
Insulated:	No
Sprinklers/Type:	Dry
Skylights:	Yes
Floor Drains:	
Ventilation:	No
Compressed Air:	Yes
Lighting:	
Men's Restroom:	Yes
Women's Restroom:	Yes
Shower:	No

ACCESS POINTS:

Truck Dock:	25
Dock Levelers:	Yes
Drive-In Doors:	2

PARKING:

Spaces:	7 Acres
Surface Type:	Asphalt/Gravel
Yard:	Rocked/Faneced
Extra Land:	

UTILITY INFORMATION:

Water Provider:	IL American
Size & Location:	On Site
Sewer Provider:	Metro East Sanitary
Size & Location:	On Site
Gas Provider:	Ameren
Size & Location:	On Site
Electric Provider:	Ameren
Size & Location:	On Site
AMPS:	1,000
Phase:	3 Phase
High Volts:	440
Low Volts:	240

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COMMENTS:

118,935 SF Warehouse / Manufacturing Facility, plus 8,000 SF lower level storage area. 16'-24' ceiling height, 25 dock doors, 2 drive-in doors and 10 acres fenced and gated for outside storage.



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