

FOR SALE

1138 Schwartz Rd.
Centralia, IL 62801



MULTIPLE OFFICE/WAREHOUSE BUILDINGS TOTALING 26,000 SF

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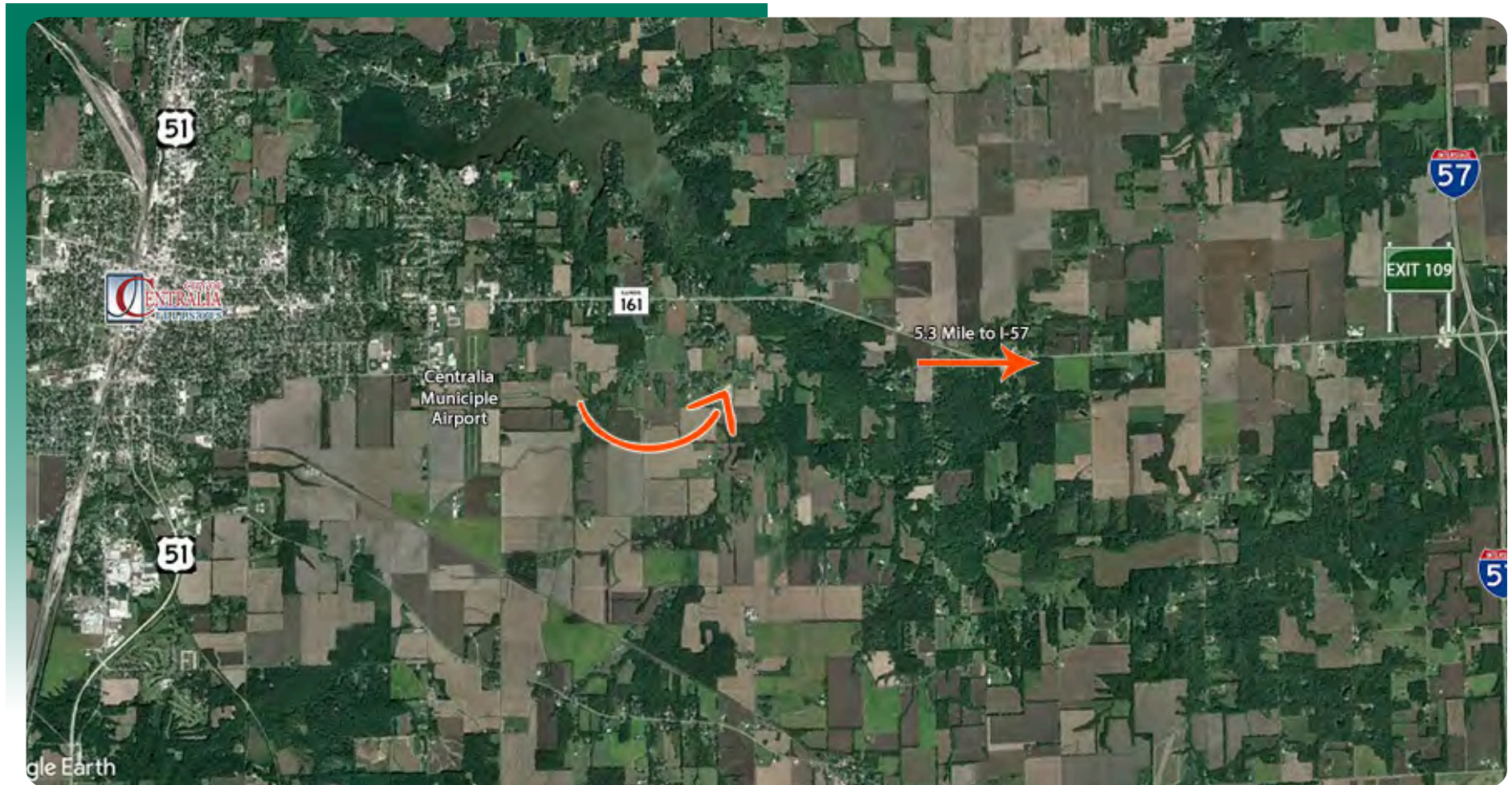
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

1138 Schwartz Rd., Centralia, IL 62801



LOCATION OVERVIEW

The City of Centralia is located in south central Illinois. The property is located off IL Route 161 on Schwartz Rd. It is only 5.3 miles to I-57 (exit 109).

SITE MAP

1138 Schwartz Rd., Centralia, IL 62801



PROPERTY OVERVIEW

26,000 SF Warehouse/Office Complex on 12.76 Acres with Multiple Individual Buildings Including:

- Building #1 - 7,500 SF Office/Warehouse
- Building #2 - 7,500 SF Warehouse/Lean to
- Building #3 - 11,000 SF Warehouse

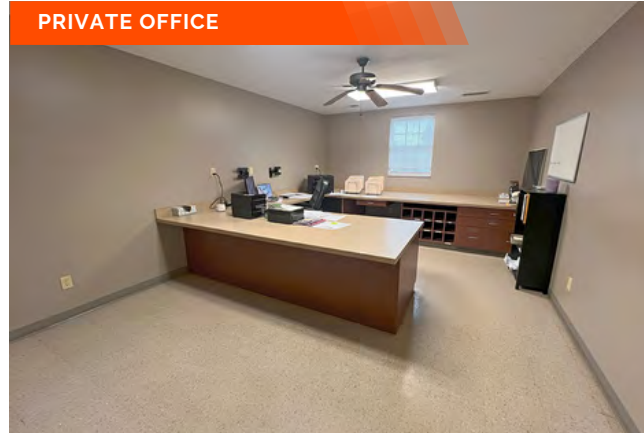
PROPERTY PHOTOS - OFFICE/WAREHOUSE #1

1138 Schwartz Rd., Centralia, IL 62801

OFFICE/WAREHOUSE #1



PRIVATE OFFICE



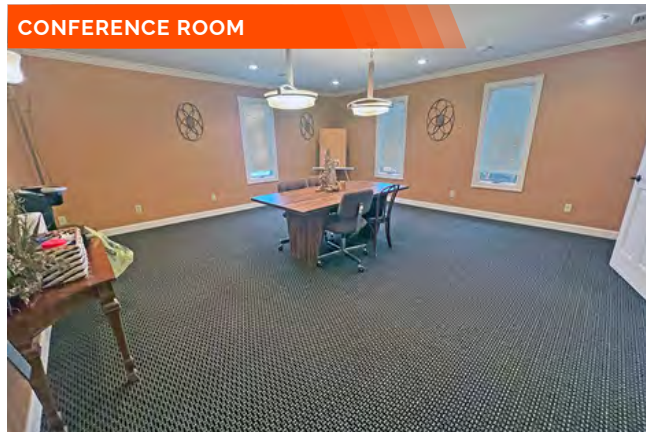
BREAK ROOM



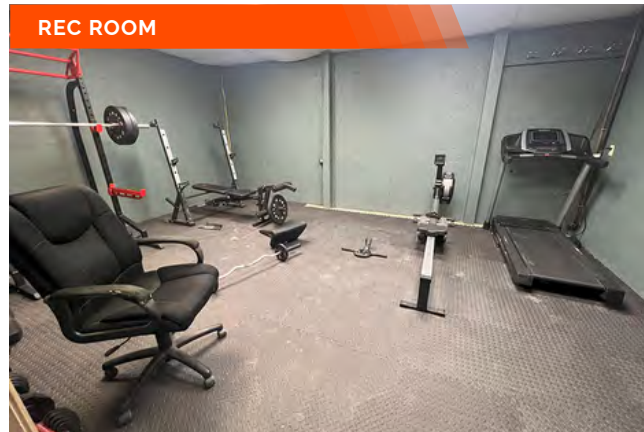
OFFICE/WORK SPACE



CONFERENCE ROOM



REC ROOM



7,500 SF OFFICE/WAREHOUSE

- Multiple Individual Offices
- Conference Room
- (2) Additional Recreation Spaces totaling 5,500 SF
- 2,000 SF Heated/Insulated Warehouse Space
- 18' Clear Height
- Clear Span
- (2) 14'x14' Drive-In Doors



18'
Clear Height



(2) 14'x14'
Drive-In Doors



Conference
Room



Private
Offices

PROPERTY PHOTOS - WAREHOUSE #2

1138 Schwartz Rd., Centralia, IL 62801

OFFICE/WAREHOUSE #2



WAREHOUSE #2



WAREHOUSE #2



7,500 SF WAREHOUSE

- (6) 14'x16' Drive-In Doors
- 16'-18' Clear Height
- Clear Span
- 19'x100' Lean to Off the Back of Warehouse

PROPERTY PHOTOS - WAREHOUSE #3 & EXTERIORS OF LOT

1138 Schwartz Rd., Centralia, IL 62801

WAREHOUSE #3



11,000 SF WAREHOUSE

- (6) 14'x16' Drive-In Doors
- 16'-18' Clear Height
- Clear Span
- Non Heated/Non Insulated

EXTERIOR IMAGE OF LOT



EXTERIOR IMAGE



2 Acre Rocked Lot with 10.78 Acres for Expansion

INDUSTRIAL PROPERTY SUMMARY

#2876

1138 Schwartz Rd., Centralia, IL 62801

SALE INFORMATION:

For Sale: Yes
Sale Price: \$580,000
Sale Price/SF: \$22.31
Cap Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease bldgs. #2/#3: Yes
Lease Rate: \$5,000/Month
Lease Type: Gross
Net Charges:
CAM Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 26,000 SF
Total Available: 26,000 SF
Direct Lease: 18,500 SF
Sublease: 0 SF
Office: 5,500 SF
Warehouse: 20,500 SF
Min Divisible: 7,500 SF
Max Contiguous: 7,500 SF

LAND MEASUREMENTS:

Acres: 12.76 AC
Frontage: FT
Depth: FT

PROPERTY INFORMATION:

Parcel No: 14-23-200-004;008
County: Marion
Zoning: Unincorporated
Industrial Park: N/A
Prior Use: Timber Equipment
Repair/Export Yard
TIF: No
Enterprise Zone: No
Foreign Trade Zone: No
Survey: Yes
Environmental: No
Archaeological: No
Property Tax: \$9,375
Tax Year: 2022

FACILITY INFORMATION:

Heating: Office/Warehouse
Cooling: Office
Insulated: Yes
Sprinklers/Type: No
Skylights: No
Ventilation: No
Compressed Air: No
Lighting: LED
Men's Restroom: Yes
Women's Restroom: Yes
Shower: Yes
Breakroom: Yes

STRUCTURAL DATA:

Year Built: 1993
Rehab Year: 2003
Clearance Min: 16'
Clearance Max: 18'
Bay Spacing: Clear Span
Style: Wood Frame/Steel
Roof Type & Age: Metal/Wood Truss
Exterior: Metal
Floors: 2
Floor Type: Reinforced Concrete
Floor Thickness: 6"
Floor Drains: Yes

ACCESS POINTS:

Truck Dock: Exterior Dock
Dock Levelers: No
Drive-In Doors: (12)16'x14';(2)14'x14'

OVERHEAD CRANES:

Cranes: No
Size: N/A
Hook Height: N/A

PARKING:

Spaces: 30
Surface Type: Concrete/Rock
Yard: Gravel/Lay Down
Extra Land: Additional 2 Acres

Rocked Lot w/10.78 Acres of Expansion.

INDUSTRIAL PROPERTY SUMMARY

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UTILITY INFORMATION:

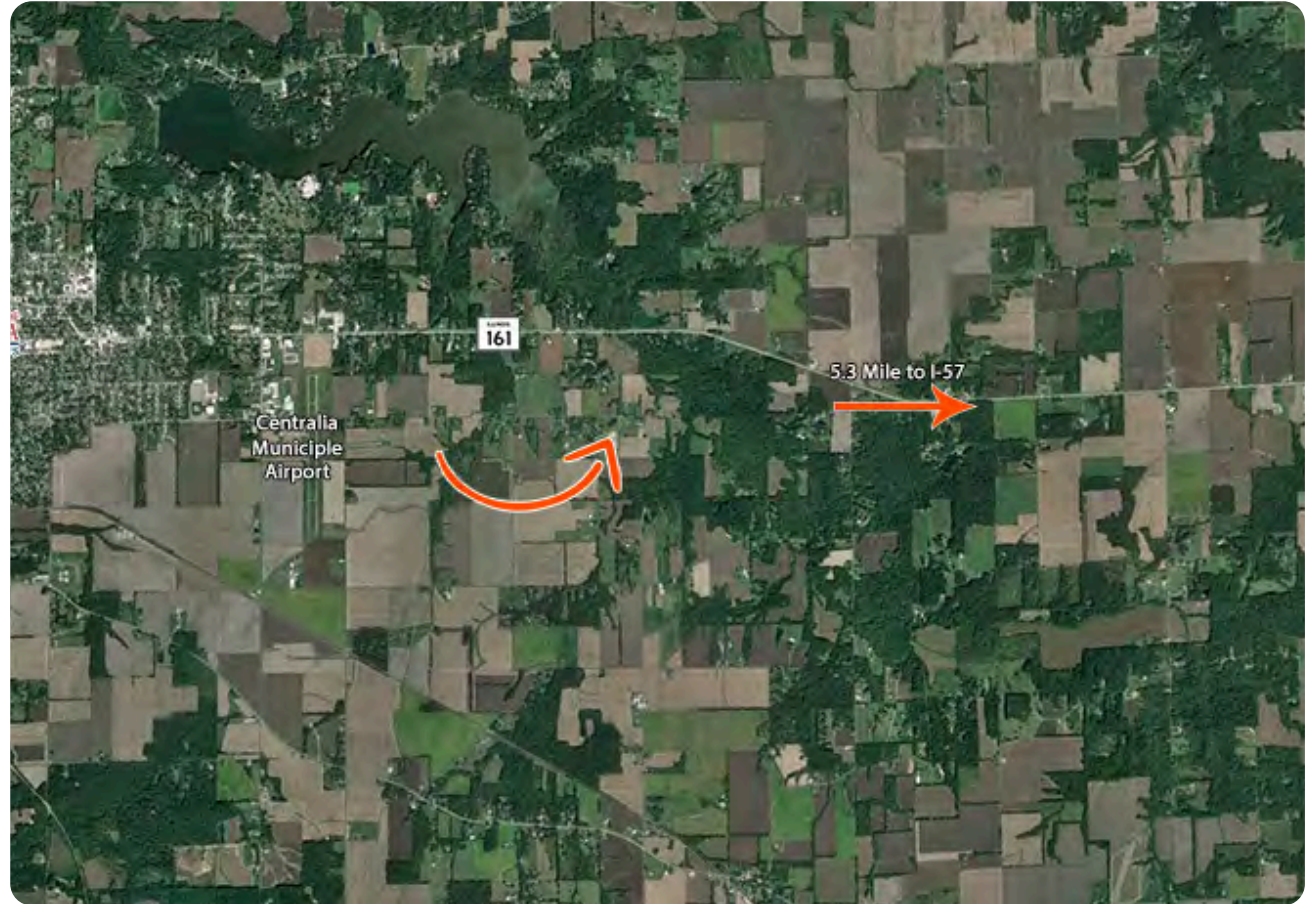
Water Provider:	Well
Size & Location:	On Site
Sewer Provider:	Septic
Size & Location:	On Site
Gas Provider:	Propane
Size & Location:	On Site
Electric Provider:	Ameren IL
Size & Location:	On Site
AMPS:	200
Phase:	Single
High Volts:	220
Low Volts:	
Telecom Provider:	N/A
Location:	N/A

TRANSPORTATION:

Interstate:	I-57 (5.3 miles)
Rail:	N/A
Barge:	N/A
Airport:	Centralia Municipal

COMMENTS:

26,000 SF Warehouse/Office Complex on 12.76 Acres with Multiple Individual Buildings Including: Office/Whse 1: 7,500 SF Office/Warehouse with Multiple Individual Office Spaces, Conference Room, and (2) Additional Recreation Spaces. Warehouse Space is Heated/Insulated and 18' Clear Height, Clear Span and (2) 14'x14' Drive-In Doors. Whse 2: 7,500 SF Heated/Insulated Warehouse with (6) 14'x16' Drive-In Doors and 16'-18' Clear Height, Clear Span with an additional 19'x100' Lean to Off the Back of Warehouse, Whse 3: 11,000 SF Non Heated/Non Insulated Warehouse with (6) 14'x16' Drive-In Doors and 16'-18' Clear Height, Clear Span.



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