

# FOR SALE

364 East IL 250,  
Noble, IL  
62868



## FORMER SAW MILL - WILL DIVIDE UP TO 55 ACRES

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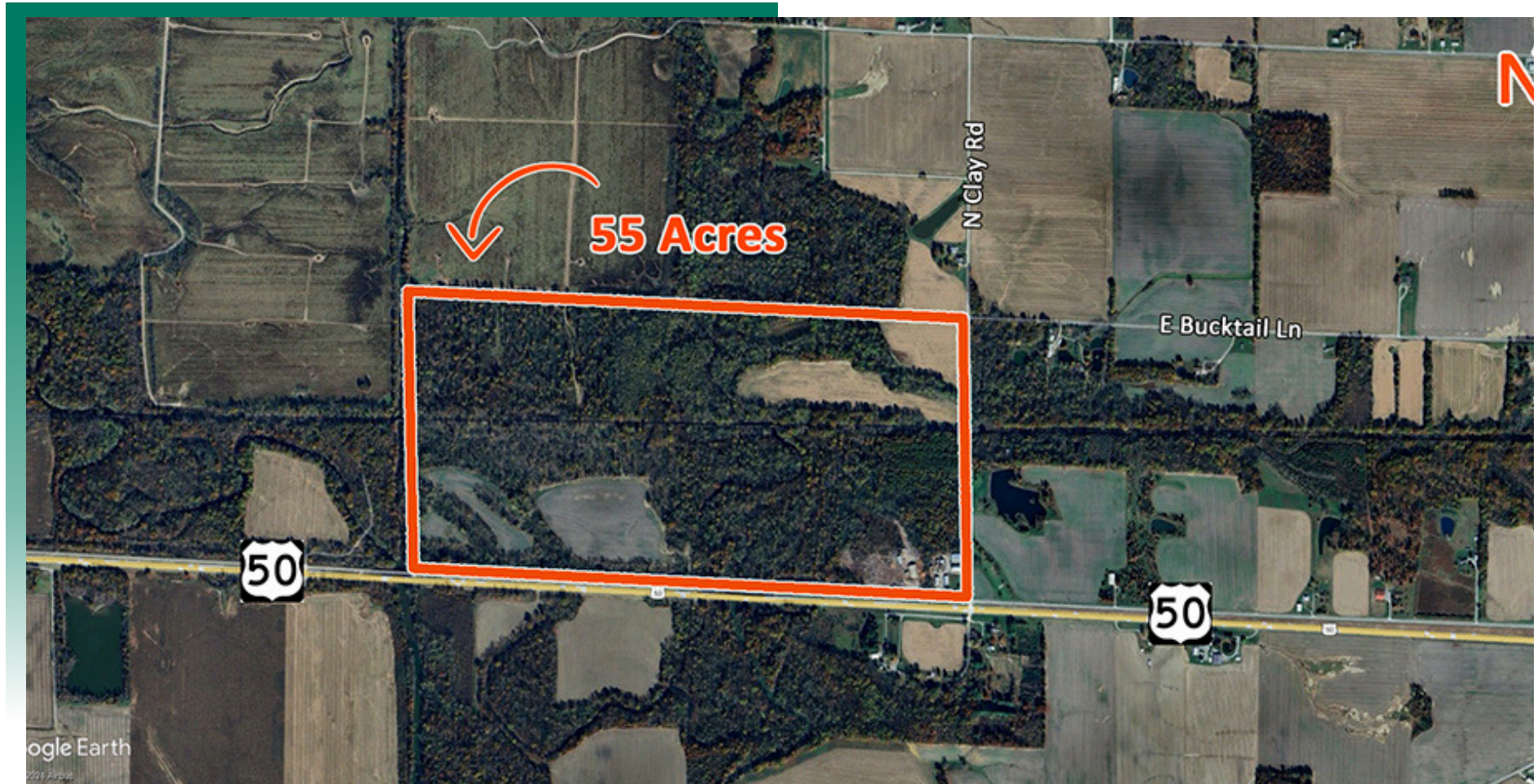
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

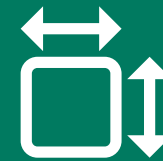
## AREA MAP

364 East IL 250, Noble, IL 62868



### LOCATION OVERVIEW

This property is located off of US Highway 50, and is 40 miles to Interstate 57.



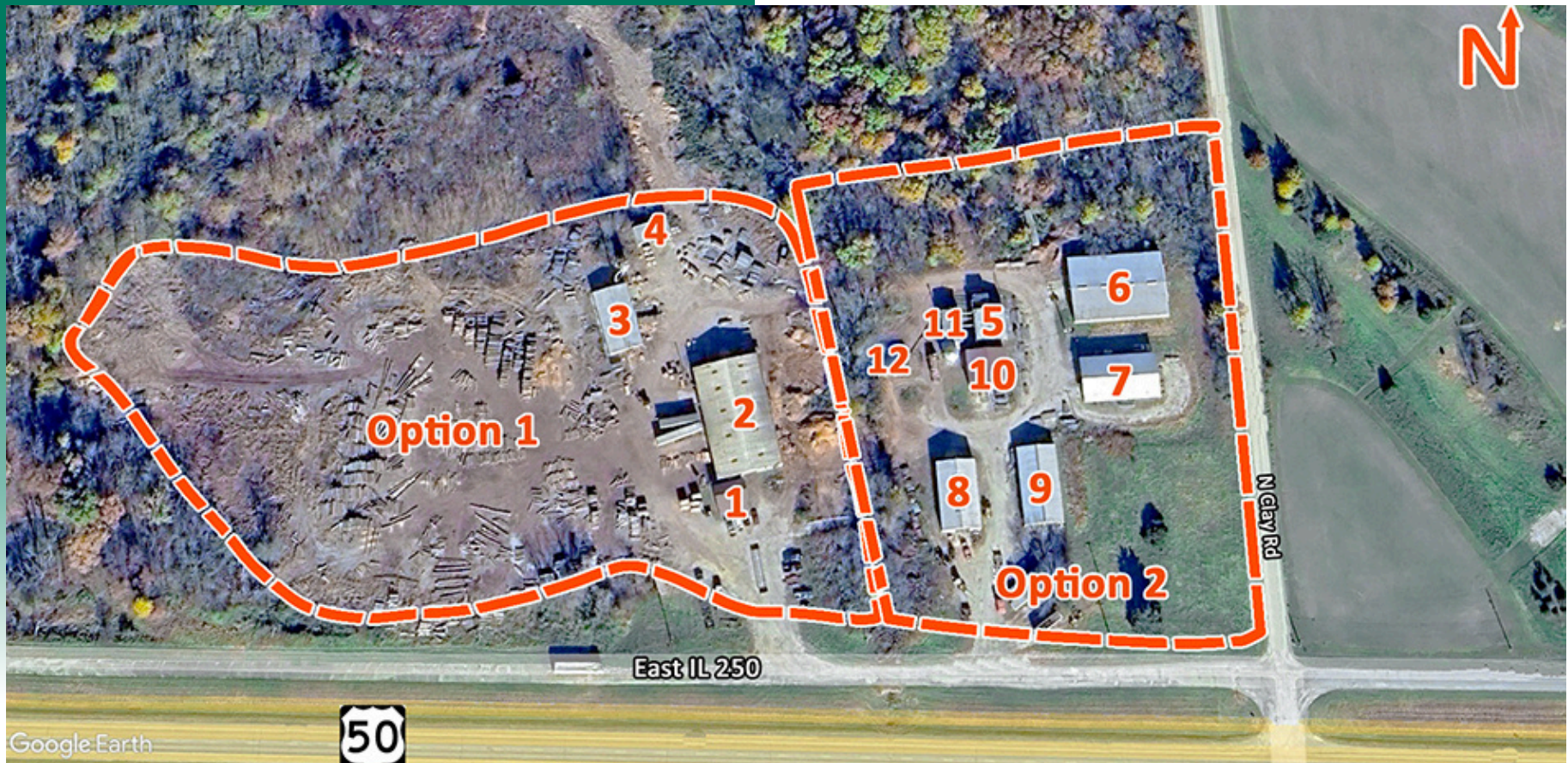
Frontage: 2,730'  
Depth: 1,596'



US HWY 50

# BUILDING/LAND SPECIFICATIONS

364 East IL 250, Noble, IL 62868



Total building: 12- Most of all buildings are wood frame/metal skin construction and are non insulated.  
Total SF: 36,205

Building 1: 630 SF (Office)  
Building 2: 8,820 SF (Milling building)  
Building 3: 2,520 SF (Planer operation)  
Building 4: 880 SF (Oil storage)  
Building 5: 8,000 SF (Warehouse w/ metal frame and insulated roof)  
Building 6: 726 SF (Sawdust dump)

Building 7: 900 SF (Control room and Silo)  
Building 8: 1,089 SF  
Building 9: 3,840 SF (Air dry w/ wood frame)  
Building 10: 3,200 SF (Inspection building w/ wood frame)  
Building 11: 600 SF Control room  
Building 12: 4,000 SF (Mechanic shop)  
\*Can Divide On Buyers' Preference\*

# PROPERTY PHOTOS

364 East IL 250, Noble, IL 62868



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# INDUSTRIAL PROPERTY SUMMARY

364 East IL 250, Noble, IL 62868

#2918

## SALE INFORMATION:

For Sale: YES  
Sale Price: \$1,150,000  
Sale Price/SF: \$31.76  
Cap Rate: -  
GRM: -  
NOI: -

## SQUARE FOOT INFO:

Building Total: 36,205 SF  
Total Available: 36,205 SF  
# of Buildings: 12  
Office: 630 SF  
Warehouse: 35,575 SF  
Min Divisible: 36,205 SF  
Max Contiguous: 36,205 SF

## LAND MEASUREMENTS:

Acres: 55 AC  
Frontage: 2730 FT  
Depth: 1596 FT

## PARKING:

Spaces: 40  
Surface Type: Rock  
Yard: -  
Extra Land: -

## PROPERTY INFORMATION:

Parcel No: 09-14-400-014  
County: Richland  
Zoning: Agricultural  
Industrial Park: -  
Prior Use: Saw Mill  
TIF: NO  
Enterprise Zone: NO  
Foreign Trade Zone: NO  
Survey: NO  
Environmental: NO  
Archaeological: NO  
Property Tax: \$5,828.18  
Tax Year: 2023

## FACILITY INFORMATION:

Heating: Warehouse  
Cooling: Office  
Insulated: NO  
Sprinklers/Type: None  
Skylights: NO  
Ventilation: NO  
Compressed Air: NO  
Lighting: -  
Men's Restroom: YES  
Women's Restroom: YES  
Shower: NO  
Breakroom: NO

## STRUCTURAL DATA:

Year Built: -  
Rehab Year: 2021  
Clearance Min: 18'  
Clearance Max: 20'  
Bay Spacing: Clear Span  
Style: -  
Roof Type & Age: Metal  
Exterior: Wood Frame, Metal  
Floors: 1  
Floor Type: Reinforced Concrete  
Floor Thickness: 6"  
Floor Drains: NO

## ACCESS POINTS:

Truck Dock: Multiple Overhead Doors  
Dock Levelers: -  
Drive-In Doors: -

## OVERHEAD CRANES:

Cranes: N/A  
Size: N/A  
Hook Height: N/A

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## UTILITY INFORMATION:

Water Provider:	Private, Well
Size & Location:	On Site
Sewer Provider:	Private, Septic
Size & Location:	On Site
Gas Provider:	Ameren
Size & Location:	-
Electric Provider:	Ameren
Size & Location:	-
AMPS:	800
Phase:	3P
High Volts:	480
Low Volts:	220
Telecom Provider:	-
Location:	-



## TRANSPORTATION:

Interstate:	40 Miles to I-57
Rail:	NO
Barge:	N/A
Airport:	N/A

## COMMENTS:

(12) Buildings Totaling 36,205 SF on 55 Acres which 14.5 Acres is rocked and 40.5 Acres is wooded. The buildings consists of : (1) 630 SF Office, (1) 8,820 SF Milling Building, (1) 2,520 SF Planer Operation, (1) 880 SF Oil Storage, (1) 8,000 SF Metal Frame and Insulated Roof Warehouse, (1) 726 SF Sawdust Dump, (1) 900 SF Kiln, Control Room, & Silo, (1) 1,089 SF Kiln Room, (1) 3,840 SF Wood Frame Air Dry Room, (1) 3,200 SF Wood Frame Inspection Building, (1) 1,600 SF Old Kiln, Control Room, and (1) 4,000 SF Mechanic Shop.

The sale does not include the Saw Mill Business, Kiln, Boiler or any other Equipment. Seller will divide based on buyer preference.



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