

FOR SALE

364 East IL 250,
Noble, IL
62868



East IL 250

N Clay Rd



FORMER SAW MILL

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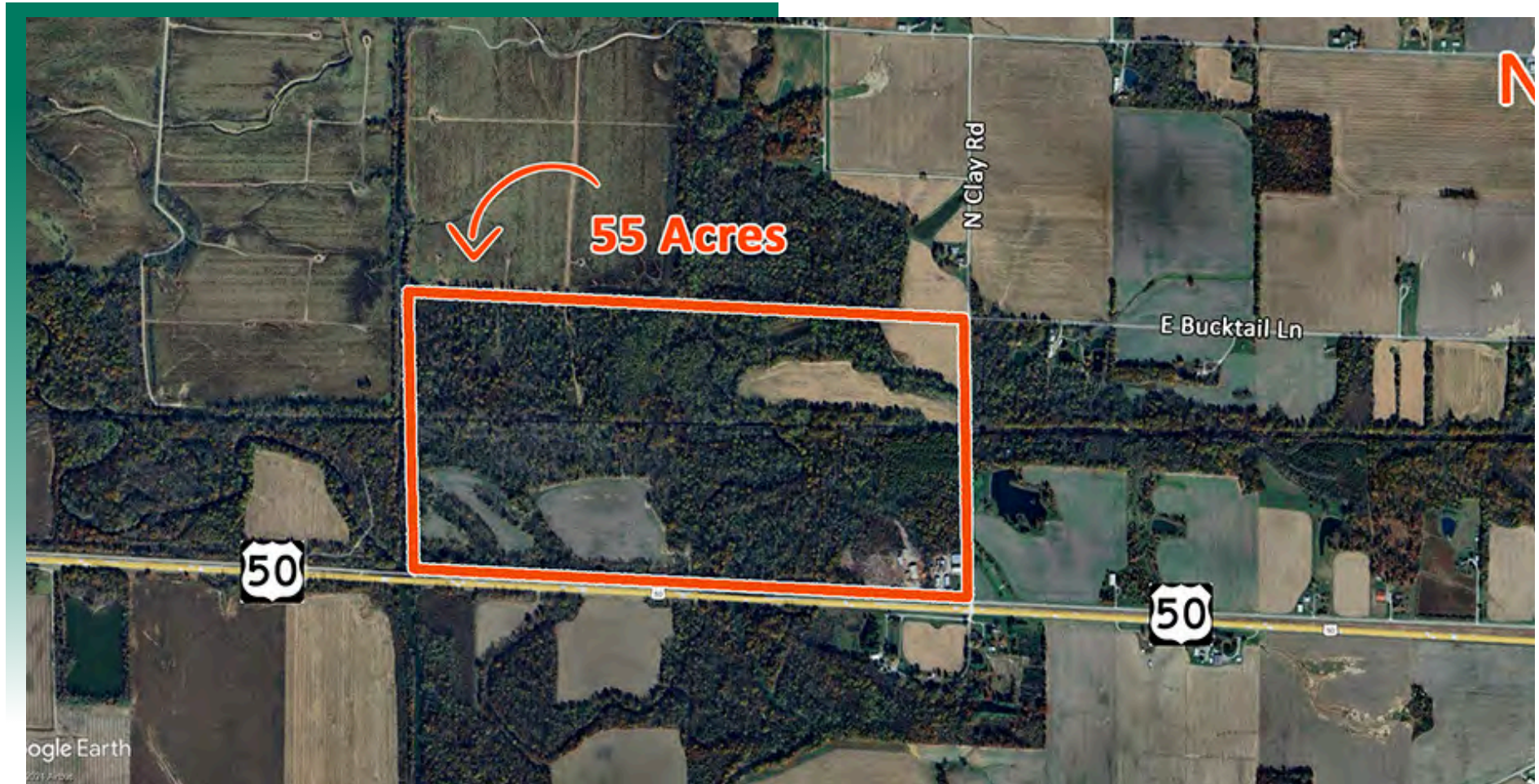
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

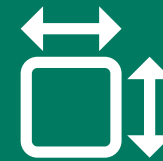
AREA MAP

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

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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)

PROPERTY PHOTOS

364 East IL 250, Noble, IL 62868



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INDUSTRIAL PROPERTY SUMMARY

#2918

364 East IL 250, Noble, IL 62868

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.



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