

FOR SALE
-AND-
LEASE

11601 Frank Bonan Industrial Drive
Benton, IL 62812



15,000 SF OFFICE/WAREHOUSE

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

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AREA MAP

11601 Frank Bonan Industrial Dr., Benton, IL 62812



LOCATION OVERVIEW

The facility sits on 3.41 Acres, less than a mile from I-57 and Benton Municipal Airport with a 400'x75' Runway. Located within a TIF District, Enterprise Zone, & Opportunity Zone.

PROPERTY PHOTOS

11601 Frank Bonan Industrial Dr., Benton, IL 62812

EXTERIOR REAR



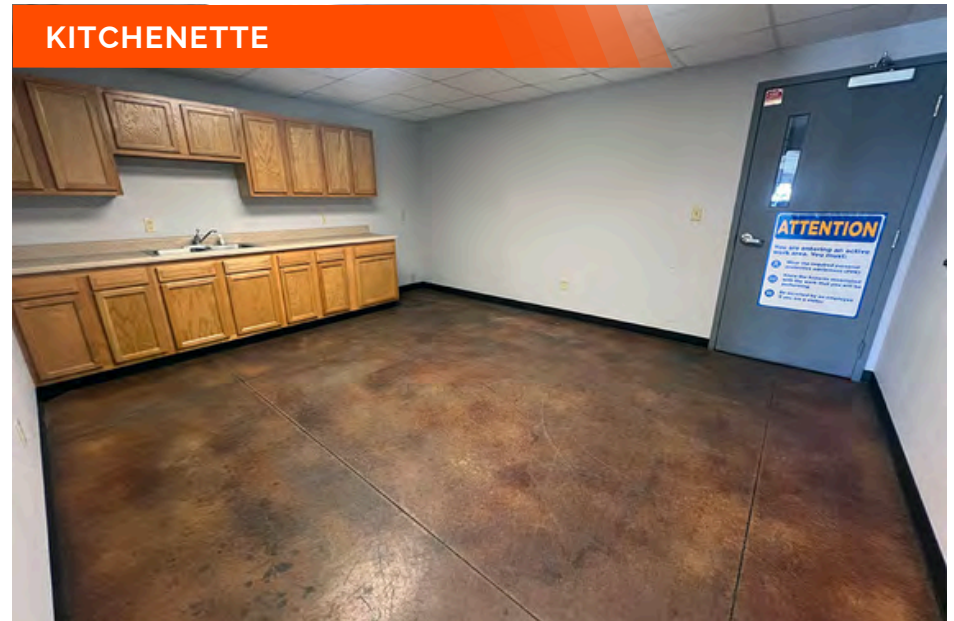
WAREHOUSE



OFFICE

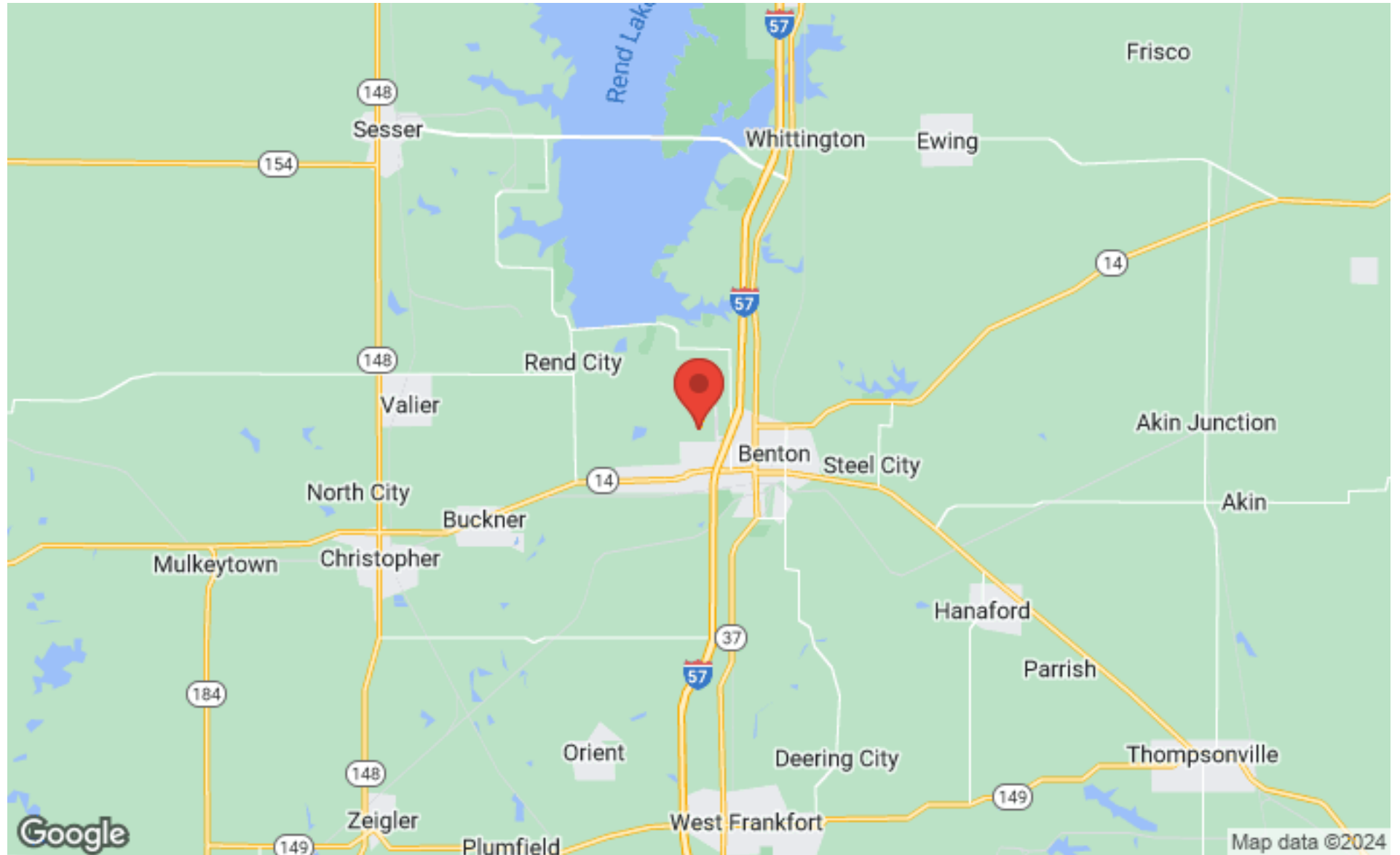


KITCHENETTE



REGIONAL MAP

11601 FRANK BONAN INDUSTRIAL DRIVE



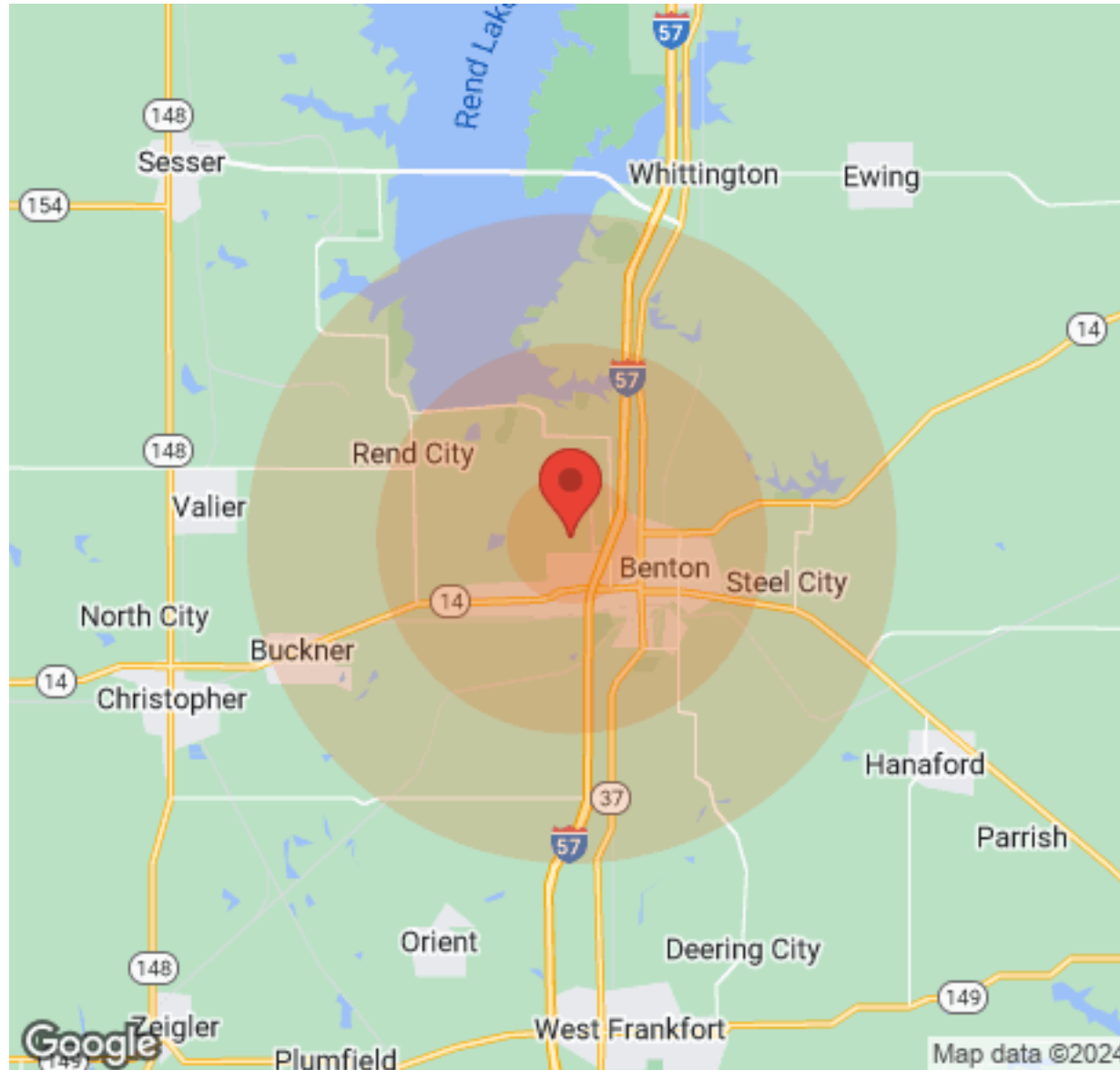
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DEMOGRAPHICS

11601 FRANK BONAN INDUSTRIAL DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	455	3,239	5,528
Female	463	3,444	5,704
Total Population	918	6,683	11,232

Income	1 Mile	3 Miles	5 Miles
Median	\$39,796	\$30,483	\$32,116
< \$15,000	101	561	961
\$15,000-\$24,999	22	538	804
\$25,000-\$34,999	36	463	736
\$35,000-\$49,999	117	448	754
\$50,000-\$74,999	58	444	820
\$75,000-\$99,999	21	219	420
\$100,000-\$149,999	24	128	221
\$150,000-\$199,999	13	38	74
> \$200,000	N/A	N/A	8

Housing	1 Mile	3 Miles	5 Miles
Total Units	490	3,403	5,767
Occupied	416	3,041	5,160
Owner Occupied	250	2,149	3,709
Renter Occupied	166	892	1,451
Vacant	74	362	607

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INDUSTRIAL PROPERTY SUMMARY

11601 FRANK BONAN INDUSTRIAL DRIVE

LISTING # 2933

LOCATION DETAILS:

Parcel #: 07-13-100-025
County: IL - Franklin
Zoning: Industrial
Business Park / Development: Benton Industrial Park II

PROPERTY OVERVIEW:

Building SF: 15,000
Vacant SF: 15,000
Usable Sqft: 15,000
Office SF: 2,000
Warehouse SF: 13,000
Min Divisible SF: 15,000
Max Contig SF: 15,000
Lot Size: 3.41 Acres
Frontage: 57'
Depth: 711'
Parking Spaces: 25
Parking Surface Type: Concrete
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 2008
Renovated: 2024
Clear Ht Min: 24'
Clear Ht Max: 26'
Bay Spacing: Clear Span
Construction Type: Steel
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Warehouse/Office
AC: Office
Lighting: LED
Sprinklers: Wet Pipe System
Insulated: Yes
Ventilation: Yes
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: Yes
Floor Drains: Yes

LOADING & DOORS:

Dock Doors: 8'x10'
of Dock Doors: 2
Dock Levelers: Yes
Drive In Doors: 1
Drive In Door Size: 12'x14'

TRANSPORATION:

Interstate Access: 1 Mile to I-57
Airport Access: 1 Mile to Benton Municipal Airport
Rail Access: No
Rail Line: N/A
Rail Status: N/A



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INDUSTRIAL PROPERTY SUMMARY

11601 FRANK BONAN INDUSTRIAL DRIVE

UTILITY INFO:

Water Provider:	City of Benton
Water Location:	On Site
Sewer Provider:	City of Benton
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	220
Voltage High:	480
Amps:	600
Phase:	3



TAX INCENTIVE ZONES:

TIF District:	Yes
Enterprise Zone:	Yes
Opportunity Zone:	Yes
Foreign Trade Zone:	No

SALE/LEASE INFORMATION:

Sale Price:	\$1,500,000
Price / SF:	\$100.00
Lease Rate:	\$9,000/Month
Lease Type:	NNN

FINANCIAL INFORMATION:

Taxes:	\$11,879.66
Tax Year:	2022

PROPERTY DESCRIPTION:

15,000 SF Office/Warehouse Available For Sale or Lease. The Warehouse is Facilitated by (2) 8'x10' Docks with Levelers and (1) 12'x14' Drive-In Door. Clear Height throughout the Warehouse is 24'-26' with Clear Span Column Spacing. The entire Warehouse is Sprinkled and Heated.