

# FOR SALE -AND- LEASE

1015 W Jefferson St.  
Vandalia, IL 62471



**26,947 SF OFFICE/WAREHOUSE**

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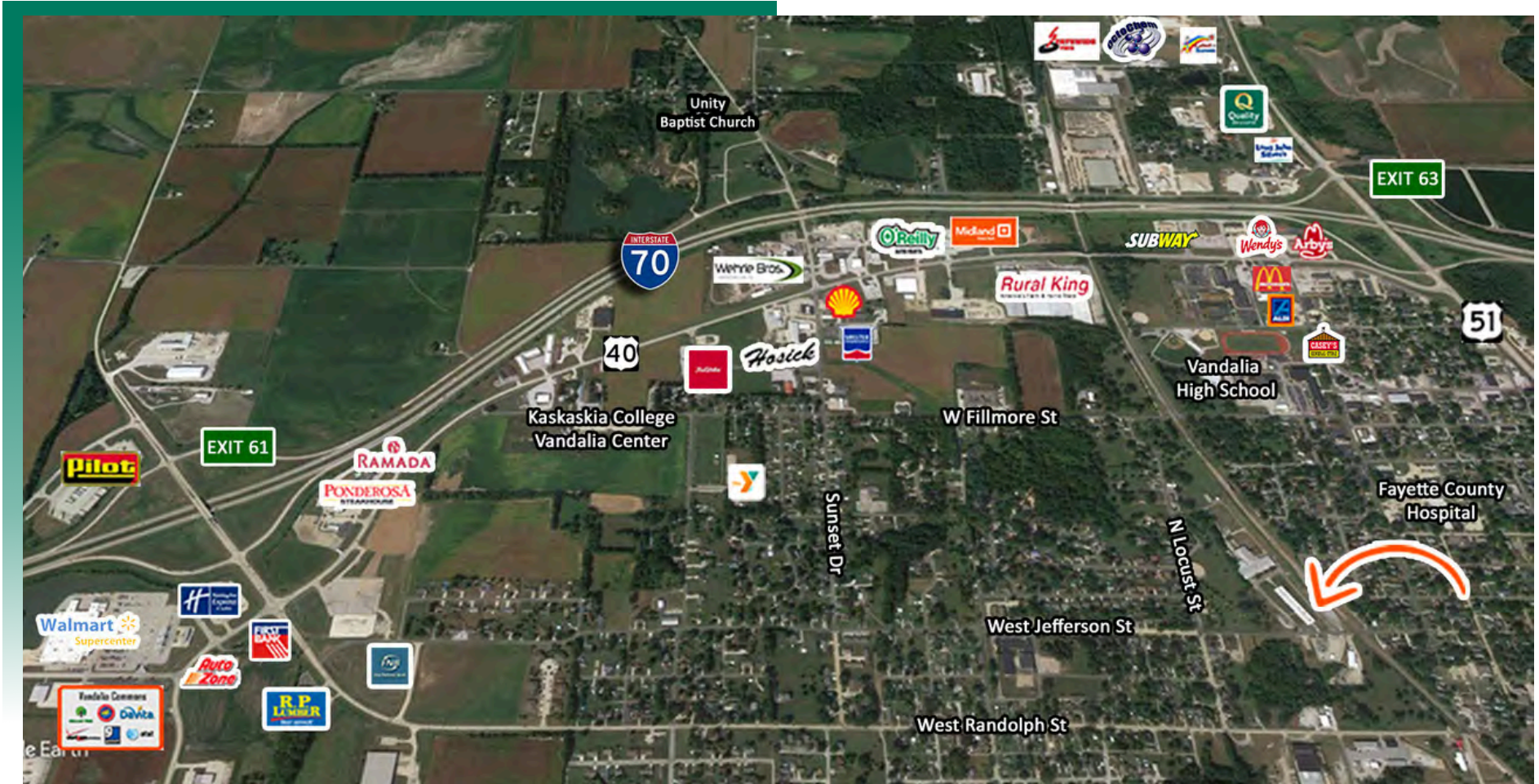
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# AREA MAP

105 W Jefferson St., Vandalia, IL 62471



## LOCATION OVERVIEW

- Excellent access to I-70 at Exits 61 and 63
- 1.6 miles off both exits 61 and 63
- Located in a TIF District
- All utilities on site

 I-70	 Exits 61 & 63
 All Utilities on Site	 TIF District



# PROPERTY PHOTOS

105 W Jefferson St., Vandalia, IL 62471

WAREHOUSE



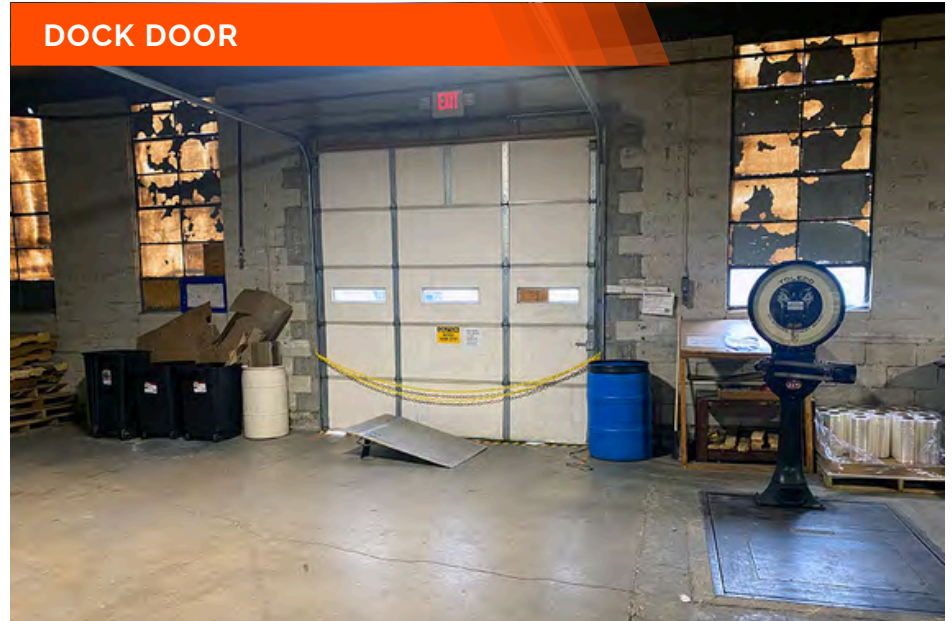
WAREHOUSE



WAREHOUSE



DOCK DOOR



Two dock-high doors, and a clear height of 11'. Equipped with 400 amps of heavy power, the property contains air circulation systems throughout the building along with a new HVAC system and roof in 2021. The 2,250 SF office space includes multiple private offices and restrooms.

# INDUSTRIAL PROPERTY SUMMARY

1015 WEST JEFFERSON STREET

**LISTING #** 2960

## LOCATION DETAILS:

Parcel #: 18-14-16-108-001  
County: IL - Fayette  
Zoning: Light Industrial

## PROPERTY OVERVIEW:

Building SF: 26,947  
Usable Sqft: 26,947  
Office SF: 2,250  
Warehouse SF: 24,697  
Min Divisible SF: 26,947  
Max Contig SF: 26,947  
Lot Size: 1.84 Acres  
Frontage: 195'  
Depth: 435'  
Parking Spaces: 30  
Parking Surface Type: Gravel  
Archeological: No  
Environmental: No  
Survey: No

## STRUCTURAL DATA:

Year Built: 1951  
Renovated: 2021  
Clear Ht Min: 11'  
Clear Ht Max: 11'  
Bay Spacing: Columns  
Construction Type: Masonry  
Roof: Metal  
Floor Type: Reinforced Concrete & Wood  
Floor Thickness: 6"

## FACILITY INFORMATION:

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

## LOADING & DOORS:

Dock Doors: (1)10'x8' (1)8'x8'  
# of Dock Doors: 2  
Dock Levelers: N/A  
Dock Leveler Capacity: N/A  
# Drive In Doors: None  
Drive In Door Size: N/A

## TRANSPORATION:

Interstate Access: 1.6 Miles to I-70



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# INDUSTRIAL PROPERTY SUMMARY PG 2

1015 WEST JEFFERSON STREET

## UTILITY INFO:

Water Provider:	City of Vandalia
Water Location:	On Site
Sewer Provider:	City of Vandalia
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:	440
Amps:	800
Phase:	3



## SALE/LEASE INFORMATION:

Sale Price:	\$825,000
Price / SF:	\$30.62
Lease Rate:	\$3.25
Lease Type:	NNN

## PROPERTY DESCRIPTION:

27,000 SF Office/Warehouse available For Lease. The single-tenant building features excess land for additional parking, masonry construction, two dock-high doors, and a clear height of 11'. Equipped with 400 amps of heavy power, the property contains air circulation systems throughout the building along with a new HVAC system and roof in 2021. The 2,250 SF office space includes multiple private offices and restrooms.

## TAX INCENTIVE ZONES:

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

## FINANCIAL INFORMATION:

Taxes:	\$14,076.00
Tax Year:	2023