

FOR SALE
-AND-
LEASE

**1631 S. Mill Street
Nashville, IL 62263**



26,000+ SF WAREHOUSE

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

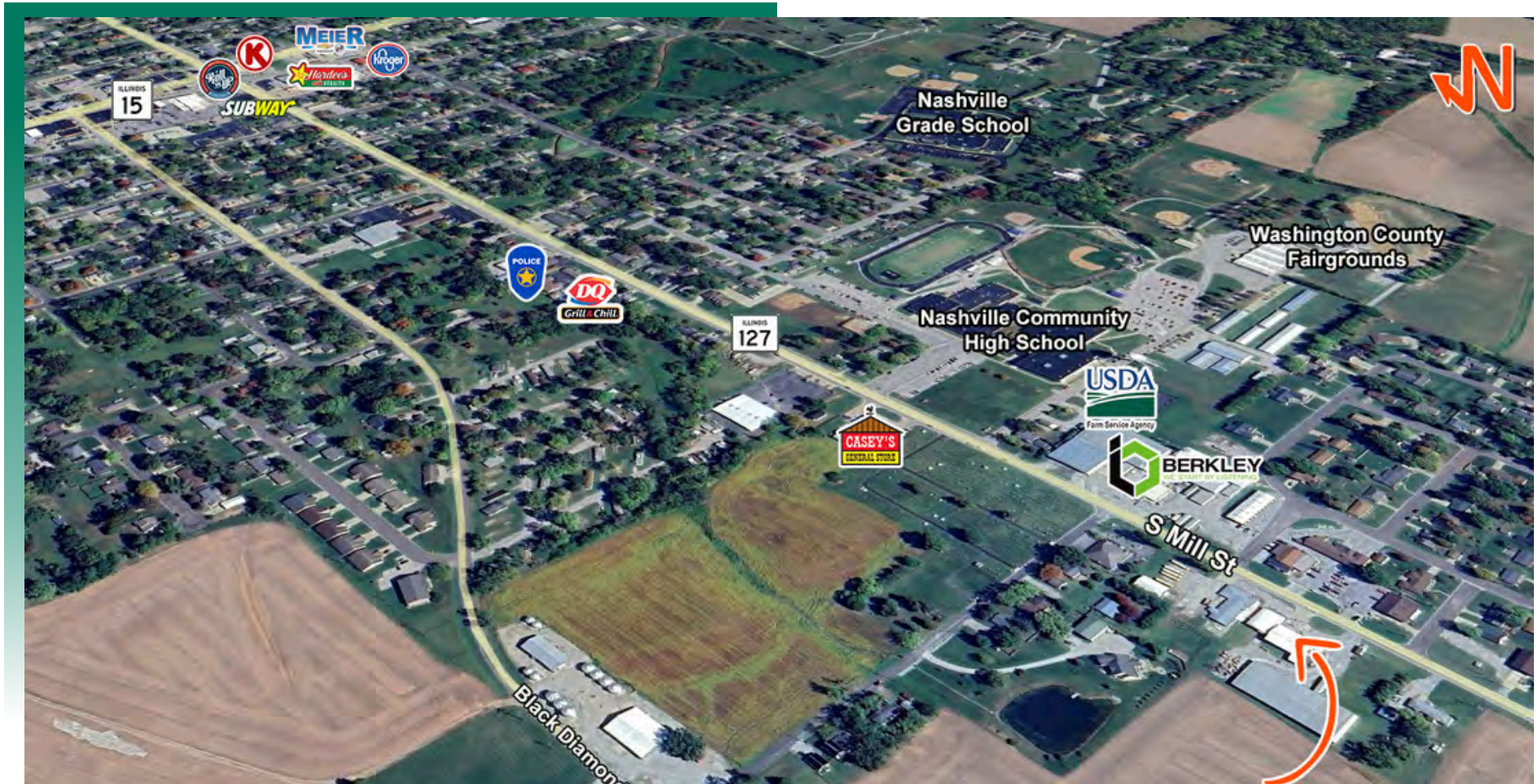
Cole Hensel
Broker Associate
Cell: (618) 606-2646
coleh@barbermurphy.com

Steve Zuber - CCIM, SIOR
Principal
Cell: (314) 409-7283
steve@barbermurphy.com



AREA MAP

1631 S Mill Street, Nashville, IL 62263



LOCATION OVERVIEW

Property is located on IL Route 127 (S Mill St) only 4 miles off I-64 (Exit 50) and less than 1 mile to IL Route 15.

PROPERTY PHOTOS

1631 S Mill Street, Nashville, IL 62263

EXTERIOR PHOTO



EXTERIOR PHOTO



EXTERIOR PHOTO



EXTERIOR PHOTO



(4)
DOCK DOORS



(3)
DRIVE-IN DOORS



WAREHOUSE
26,380 SF



16' - 18'
CLEAR HEIGHT



LED
LIGHTING



400 SF
OFFICE SPACE

INDUSTRIAL PROPERTY SUMMARY

1631 SOUTH MILL STREET

LISTING # 2970

LOCATION DETAILS:

Parcel #: 10-12-25-100-016
County: IL - Washington
Zoning: Light Industrial

PROPERTY OVERVIEW:

Building SF: 26,380
Vacant SF: 26,380
Usable Sqft: 26,380
Office SF: 400
Warehouse SF: 25,980
Min Divisible SF: 26,380
Max Contig SF: 26,380
Lot Size: 2.23 Acres
Frontage: 303'
Depth: 312'
Parking Spaces: 15
Parking Surface Type: Asphalt
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1981
Renovated: 1999
Clear Ht Min: 16'
Clear Ht Max: 18'
Bay Spacing: Clear Span
Construction Type: Exterior - Block, Metal, Wood Frame
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Partial Warehouse
AC: Office
Lighting: LED
Sprinklers: None
Insulated: Yes
Ventilation: No
Compressed Air: Yes
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

Dock Door Size: (2)10'x10' (2)10'x8'
of Dock Doors: 4
Dock Levelers: Yes
Dock Leveler Capacity: -
Drive In Doors: 3
Drive In Door Size: (2)14'x12' (1)14'x14'

TRANSPORATION:

Interstate Access: 4 Miles to I-64
Airport Access: N/A
Rail Access: No
Rail Line: N/A
Rail Status: N/A



COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

COLE HENSEL

Broker Associate
O: (618) 277-4400
C: (618) 606-2646
coleh@barbermurphy.com

STEVE ZUBER, CCIM, SIOR

Principal
O: (618) 277-4400
C: 618-277-4400 x 13
steve@barbermurphy.com

INDUSTRIAL PROPERTY SUMMARY PG 2

1631 SOUTH MILL STREET

UTILITY INFO:

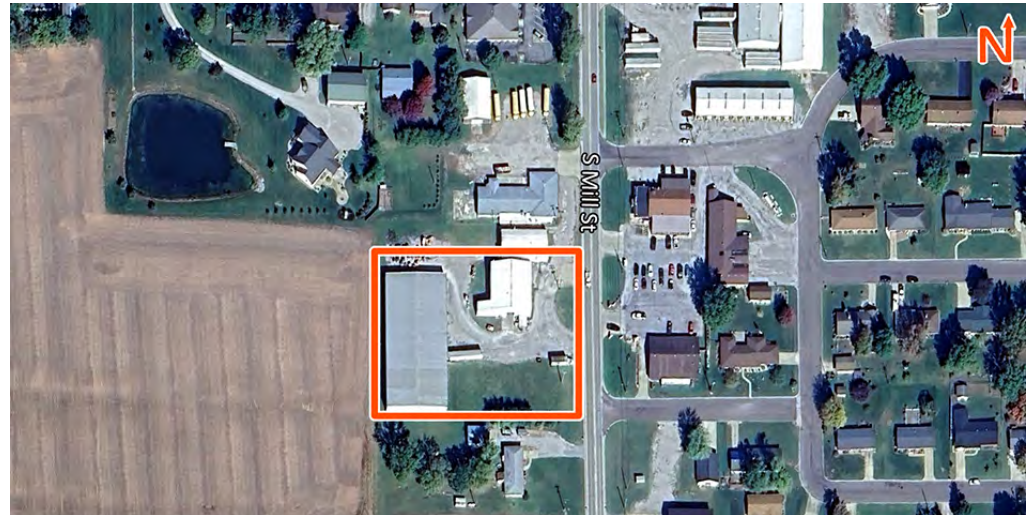
Water Provider:	City of Nashville
Water Location:	On Site
Sewer Provider:	City of Nashville
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	240
Voltage High:	440
Amps:	600
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$13,530.48
Tax Year:	2023



SALE/LEASE INFORMATION:

Sale Price:	\$597,000
Price / SF:	\$22.63
Lease Rate:	\$4.00/SF
Lease Type:	NNN
NNN Expenses:	-

PROPERTY DESCRIPTION:

2 Building Complex; 26,380 Total SF Office/Warehouse on 2.23 Acres with Rocked Parking area. 7,480 SF Office/Warehouse in building #1, 18,900 SF Warehouse in Building 2. 600 Amp, 3 phase, 480 Volt Electric, 16' Ceilings, Column Spacing Varies Per Building, (4) Dock Doors, (3) Drive-In Doors Varying in Size.