

FOR SALE -AND- TO LEASE

22 N 1st St.,
Wood River, IL
62095



10,000+ SF OFFICE/WAREHOUSE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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PROPERTY PHOTOS

22 N 1st St., Wood River, IL 62095

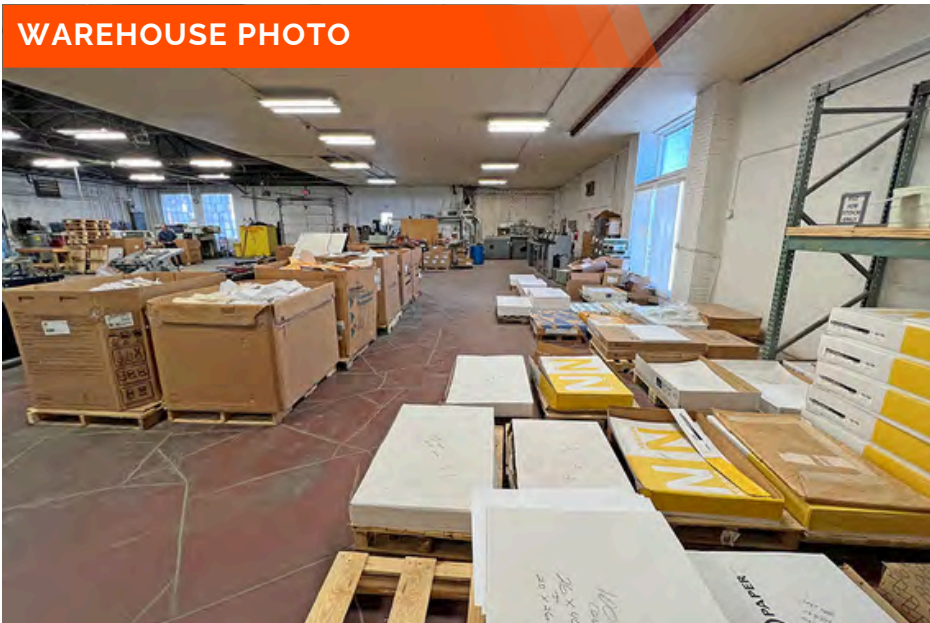
WAREHOUSE PHOTO



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EXTERIOR PHOTO



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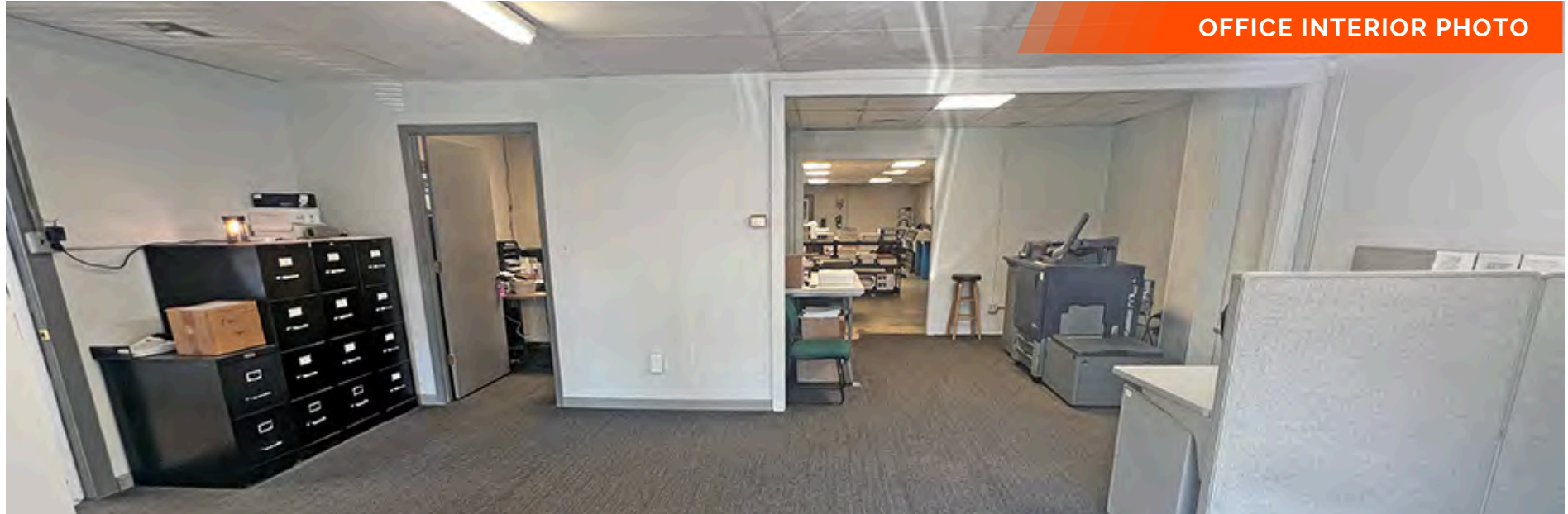


PARKING LOT



PROPERTY PHOTOS

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OFFICE INTERIOR PHOTO



ENTRYWAY/STOREFRONT PHOTO



BREAK ROOM/KITCHEN PHOTO

COMMERCIAL PROPERTY SUMMARY

22 N 1ST ST

LISTING # 2741

LOCATION DETAILS:

Parcel #: 19-2-08-27-05-104-002
County: IL - Madison
Zoning: Downtown Business
Complex: -
Business Park / Development: -

PROPERTY OVERVIEW:

Building SF: 10,130
Vacant SF: 10,130
Usable Sqft: 10,130
Office SF: 1,530
Warehouse SF: 8,600
Min Divisible SF: -
Max Contig SF: 10,130
Lot Size: 0.27 Acres
Frontage: -
Depth: -
Parking Spaces: 25
Parking Surface Type: Asphalt
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1940
Renovated: -
Clear Ht Min: 14
Clear Ht Max: 14
Bay Spacing: Clear Span
Construction Type: Brick,Wood Frame
Roof: Wood Truss,Flat
Floor Type: Reinforced Concrete
Floor Thickness CRM 2: 6"

FACILITY INFORMATION:

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

LOADING & DOORS:

Dock Doors: 0
of Dock Doors: N/A
Dock Levelers: N/A
Dock Leveler Capacity: N/A
Drive In Doors: 1
Drive In Door Size: 10' x 10'

TRANSPORATION:

Interstate Access: 2.5 Miles to I-255
Airport Access: N/A
Rail Access: No
Rail Line: N/A
Rail Status: N/A



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COMMERCIAL PROPERTY SUMMARY PG 2

22 N 1ST ST

UTILITY INFO:

Water Provider:	City Served
Water Location:	-
Sewer Provider:	City Served
Sewer Location:	-
Gas Provider:	Ameren IL
Gas Location:	-
Electric Provider:	Ameren IL
Electric Location:	-
Voltage Low:	220
Voltage High:	-
Amps:	400
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$6,022.06
Tax Year:	2021



SALE/LEASE INFORMATION:

Sale Price:	\$245,000
Price / SF:	\$24.19
Lease Rate:	\$6.00/SF
Lease Type:	NNN
NNN Expenses:	-

PROPERTY DESCRIPTION:

- 10,130 SF (1,530 SF Office Space & 8,600 SF Warehouse Space)
- 14' Ceilings
- (1) 10'x10' Drive-In Door
- Fully Heated & Air Conditioned

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