

FOR SALE
-AND-
LEASE

410 Broadway Ave.,
South Roxana, IL 62087



9,600 SF OFFICE/WAREHOUSE ON 2.24 ACRES

BARBERMURPHY

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

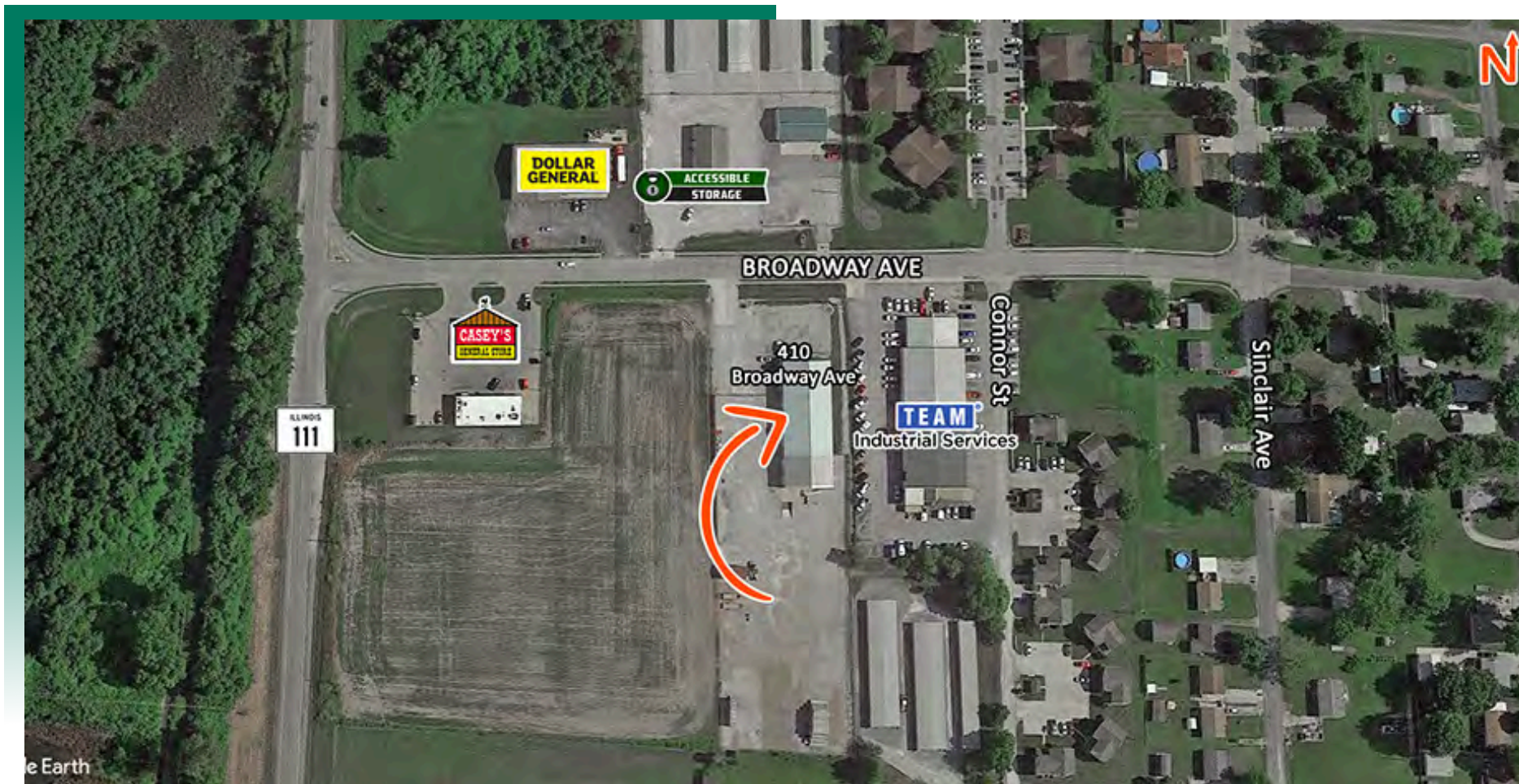
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AREA MAP

410 Broadway Ave., South Roxana, IL 62087



LOCATION OVERVIEW

Located on Broadway Ave. directly off IL Route 111. Excellent Intersect access only 1.2 Miles to I-255. In close proximity to the Phillips 66 Refinery.

Frontage: 168'
Depth: 570'

10 Parking Spaces

I-255

EXIT
Exit 5

PROPERTY PHOTOS

410 Broadway Ave., South Roxana, IL 62087

DRIVE-IN DOORS



EXTERIOR DOCK



GRAVEL/FENCED LOT

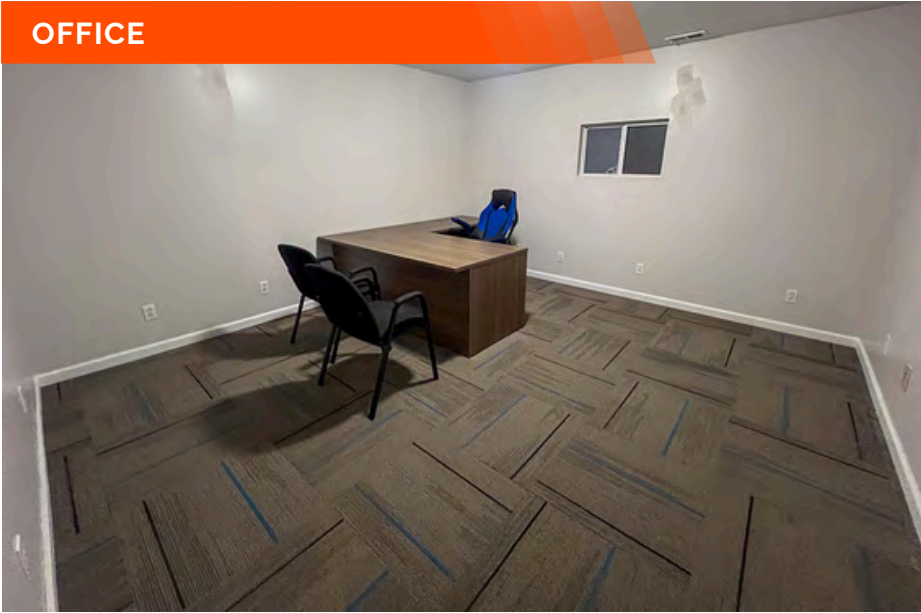


Warehouse is 7,680 SF with (5) 14'x12' Drive-In Doors, (1) Exterior Dock, 14' Clear Height and 1+ Acre fenced and rocked lot.

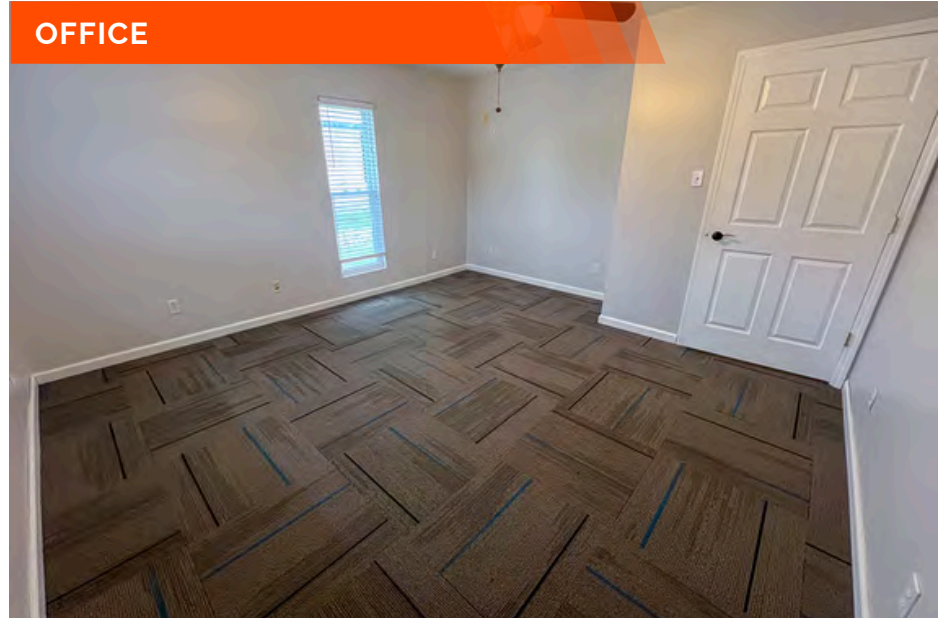
PROPERTY PHOTOS

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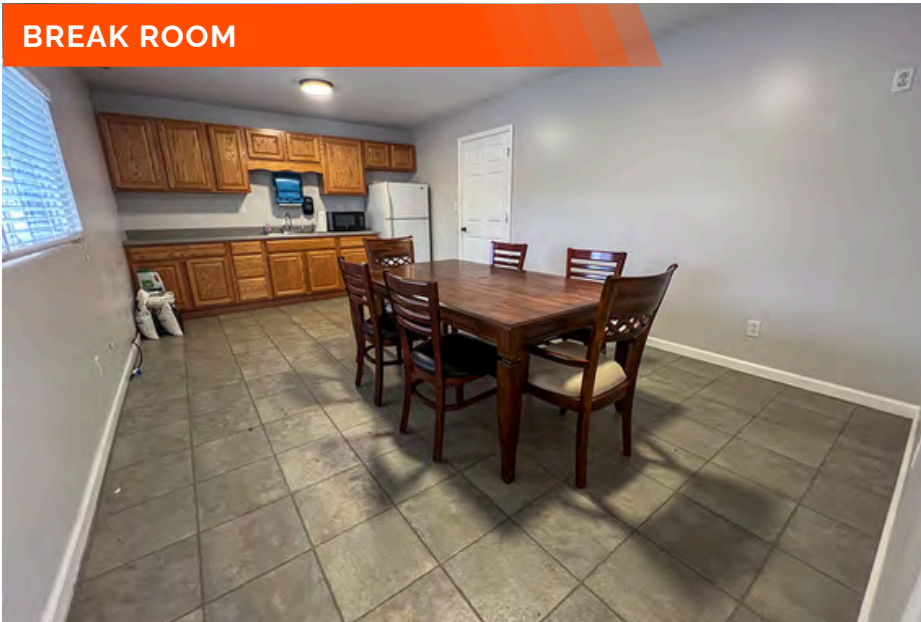
OFFICE



OFFICE



BREAK ROOM



1,920 SF OFFICE SPACE

Multiple Private Offices
Conference Room
Break Room
Restrooms

INDUSTRIAL PROPERTY SUMMARY

410 BROADWAY

LISTING # 2405

LOCATION DETAILS:

Parcel #: 18-2-14-02-00-000-013
County: IL - Madison
Zoning: B-2

PROPERTY OVERVIEW:

Building SF: 9,600
Vacant SF: 9,600
Usable Sqft: 9,600
Office SF: 1,920
Warehouse SF: 7,680
Min Divisible SF: 9,600
Max Contig SF: 9,600
Lot Size: 2.24 Acres
Frontage: 168
Depth: 570
Parking Spaces: 10
Parking Surface Type: Rocked
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 2004
Renovated: 2017
Clear Ht Min: 14
Clear Ht Max: 14
Bay Spacing: Clear Span
Construction Type: Metal, Wood Frame
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

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

LOADING & DOORS:

Dock Doors: Exterior
of Dock Doors: 1
Drive In Doors: 5
Drive In Door Size: 14'x12'

TRANSPORATION:

Interstate Access: 1.2 Miles to I-255
Airport Access: N/A
Rail Access: No
Rail Line: N/A
Rail Status: N/A



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INDUSTRIAL PROPERTY SUMMARY PG 2

410 BROADWAY

UTILITY INFO:

Water Provider:	City of South Roxana
Water Location:	On Site
Sewer Provider:	City of South Roxana
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	120
Voltage High:	220
Amps:	200
Phase:	1

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$13,622.00
Tax Year:	2023



SALE/LEASE INFORMATION:

Sale Price:	\$875,000
Price / SF:	\$91.15
Lease Rate:	\$6,500/Month
Lease Type:	NNN

PROPERTY DESCRIPTION:

9,600 SF Office/Warehouse on 2.24 Acres Fenced with Rocked Parking Area. 1,920 SF Office Space with Multiple Private, Conference Room, and Restrooms. The Warehouse is 7,680 SF with (5)14'x12' Drive-In Doors, (1)Exterior Dock, 14' Clear Height, and Access to 1 Acre of Rocked/Fenced Lot. The Warehouse is Partially Heated in the Individual Bays with Single Phase Power. Close Proximity to Phillips 66 Refinery.

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