

FOR SALE

1405 Walnut St.,
Highland, IL 62249



21,000 SF WAREHOUSE FOR SALE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

1405 Walnut St, Highland, IL 62249



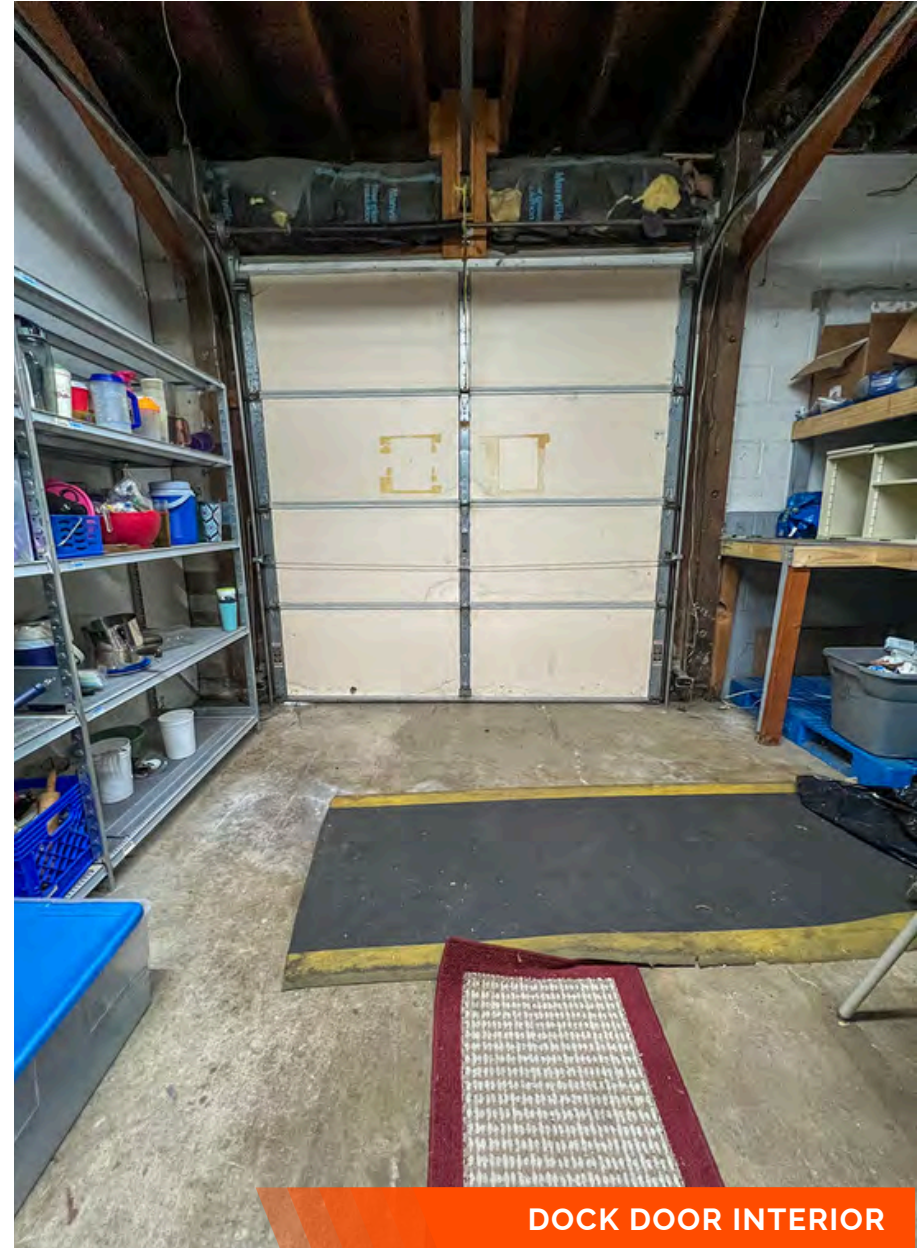
LOCATION OVERVIEW

7 Miles to I-70

 <p>Frontage: 320' Depth: 150'</p>	 <p>7 Miles to I-70</p>
 <p>WAREHOUSE 11,000 SF</p>	 <p>EXIT Exit 24 & 30</p>

PROPERTY PHOTOS

1405 Walnut St, Highland, IL 62249

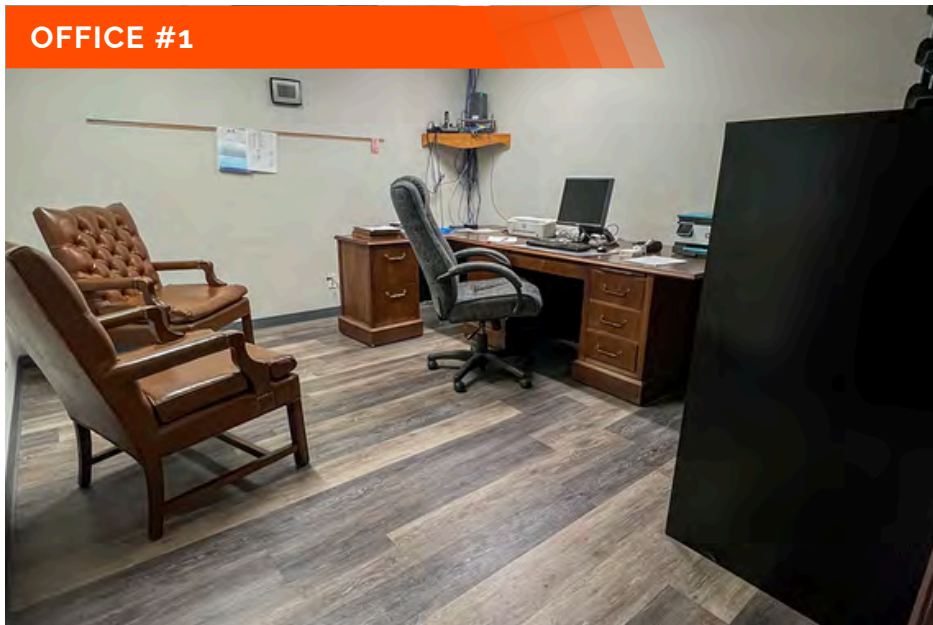


PROPERTY PHOTOS

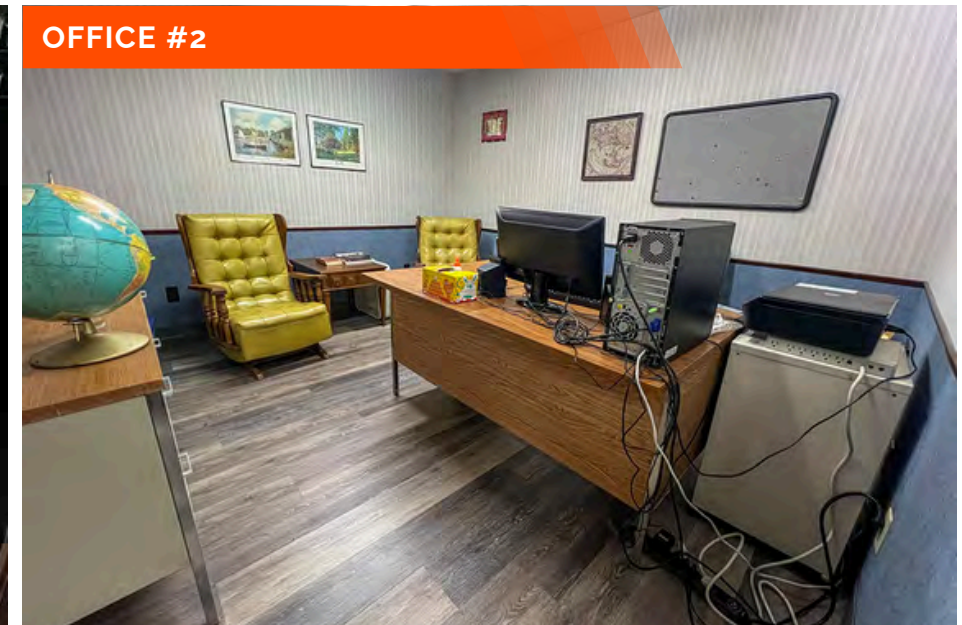
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BREAK ROOM



OFFICE #1



OFFICE #2

PROPERTY PHOTOS

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PROPERTY PHOTOS

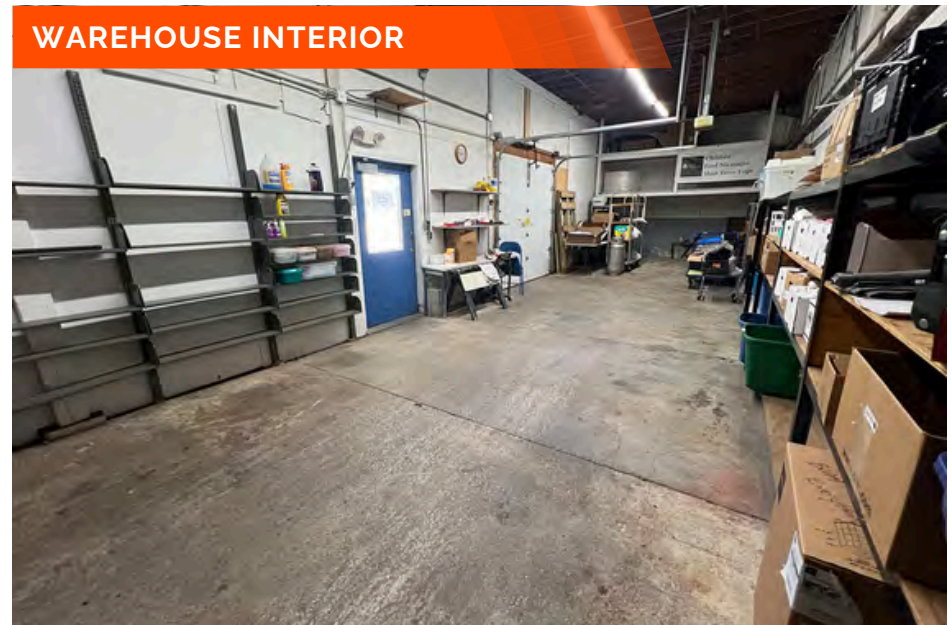
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WAREHOUSE INTERIOR



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INDUSTRIAL PROPERTY SUMMARY

1405 WALNUT ST

LISTING # 2978

LOCATION DETAILS:

Parcel #: 01-2-24-05-10-103-014
County: IL - Madison
Zoning: Commercial

PROPERTY OVERVIEW:

Building SF: 21,000
Vacant SF: 21,000
Usable Sqft: 21,000
Office SF: 10,000
Warehouse SF: 11,000
Min Divisible SF: 21,000
Max Contig SF: -
Lot Size: 1.22 Acres
Frontage: 320
Depth: 150
Parking Spaces: 30
Parking Surface Type: Asphalt
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1980
Renovated: 2020
Clear Ht Min: 8
Clear Ht Max: 12
Bay Spacing: Clear Span
Construction Type: Exterior - Block, Masonry, Wood Frame
Roof: Flat
Floor Type: Reinforced Concrete
Floor Thickness: -

FACILITY INFORMATION:

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

LOADING & DOORS:

Dock Doors: 8'x8'
of Dock Doors: 1
Dock Levelers: N/A
Drive In Doors: 2
Drive In Door Size: (1)10'x10' (1)10'x8'

TRANSPORTATION:

Interstate Access: 7 Miles to I-70
Airport Access: N/A
Rail Access: No
Rail Line: N/A
Rail Status: N/A



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INDUSTRIAL PROPERTY SUMMARY PG 2

1405 WALNUT ST

UTILITY INFO:

Water Provider:	City of Highland
Water Location:	On Site
Sewer Provider:	City of Highland
Sewer Location:	On Site
Gas Provider:	Ameren
Gas Location:	On Site
Electric Provider:	Ameren
Electric Location:	On Site
Voltage Low:	120
Voltage High:	240
Amps:	600
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$11,734.00
Tax Year:	2023



SALE/LEASE INFORMATION:

Sale Price:	\$495,000
Price / SF:	\$23.57

PROPERTY DESCRIPTION:

21,000 SF Office/Warehouse on 1.22 Acres. Warehouse Space Has Clear Height of 8'-12', (1)8'x8' Dock, (1)10'x10' Drive- In Door, (1)10'x8' Drive- In Door, and 3 phase 240/120V 600 AMP Electrical Service. Office Space Consists of 10,000 SF with multiple private offices, conference rooms, and kitchenette. Office was renovated in 2020.