

OPEN TO ALL OFFERS

FOR SALE

1405 Walnut St.,
Highland, IL 62249



21,000 SF WAREHOUSE FOR SALE

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

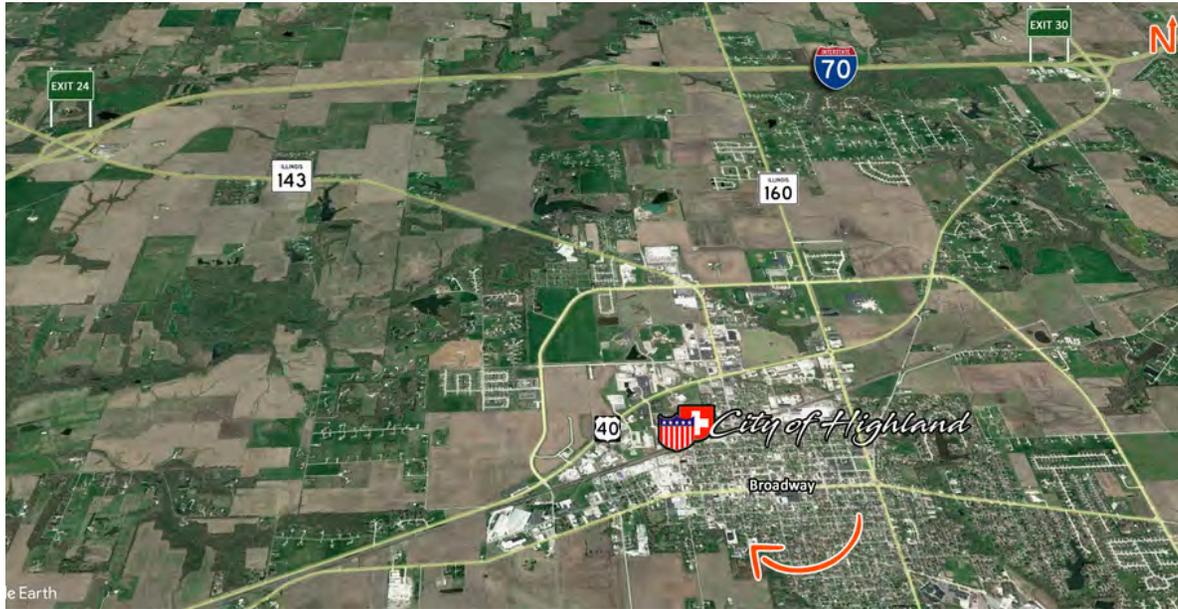
Steve Zuber - CCIM, SIOR
Principal
Cell: (314) 409-7283
steve@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

1405 Walnut St, Highland, IL 62249



LOCATION OVERVIEW

- Located on Walnut St
- 1/4 mile off Broadway.
- St. Louis (30 miles east).
- Accessibility to two major highways (I-70 and I-55).



PROPERTY PHOTOS

1405 Walnut St, Highland, IL 62249

PRIVATE OFFICE



PRIVATE OFFICE



CONFERENCE ROOM



10,000 SF OFFICE SPACE

Multiple private offices

Conference room

Kitchenette

Office was renovated in 2020

PROPERTY PHOTOS

1405 Walnut St, Highland, IL 62249

INTERIOR WAREHOUSE



INTERIOR WAREHOUSE



INTERIOR WAREHOUSE



DOCK DOOR



11,000 SF warehouse space with 8'-12' clear height. 3 phase,120/240V, 600 AMP electrical service. (1) 8'x8' dock door,(1) 8'x10' drive-door and (1) 10'x10' drive-in doors

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
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

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'

TRANSPORATION:

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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COLE HENSEL

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

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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:	\$250,000
Price / SF:	\$11.90

Property Description

21,000 SF Office/Warehouse on 1.22 Acres. 11,000 SF warehouse space with a clear height of 8'-12', (1) 8'x8', (1) 10'x10' and (1) 8'x10' Drive- In Door. Equipped with 3-phase; 120/240V; 600 AMP Electrical Service.

Office Space Consists of 10,000 SF with multiple private offices, conference rooms, and a kitchenette. The office was renovated in 2020. Roof improvements completed in 2025.