

FOR SALE

2475 US Hwy 36,
Newman, IL 61942



65,383 SF INDUSTRIAL REDEVELOPMENT OPPORTUNITY

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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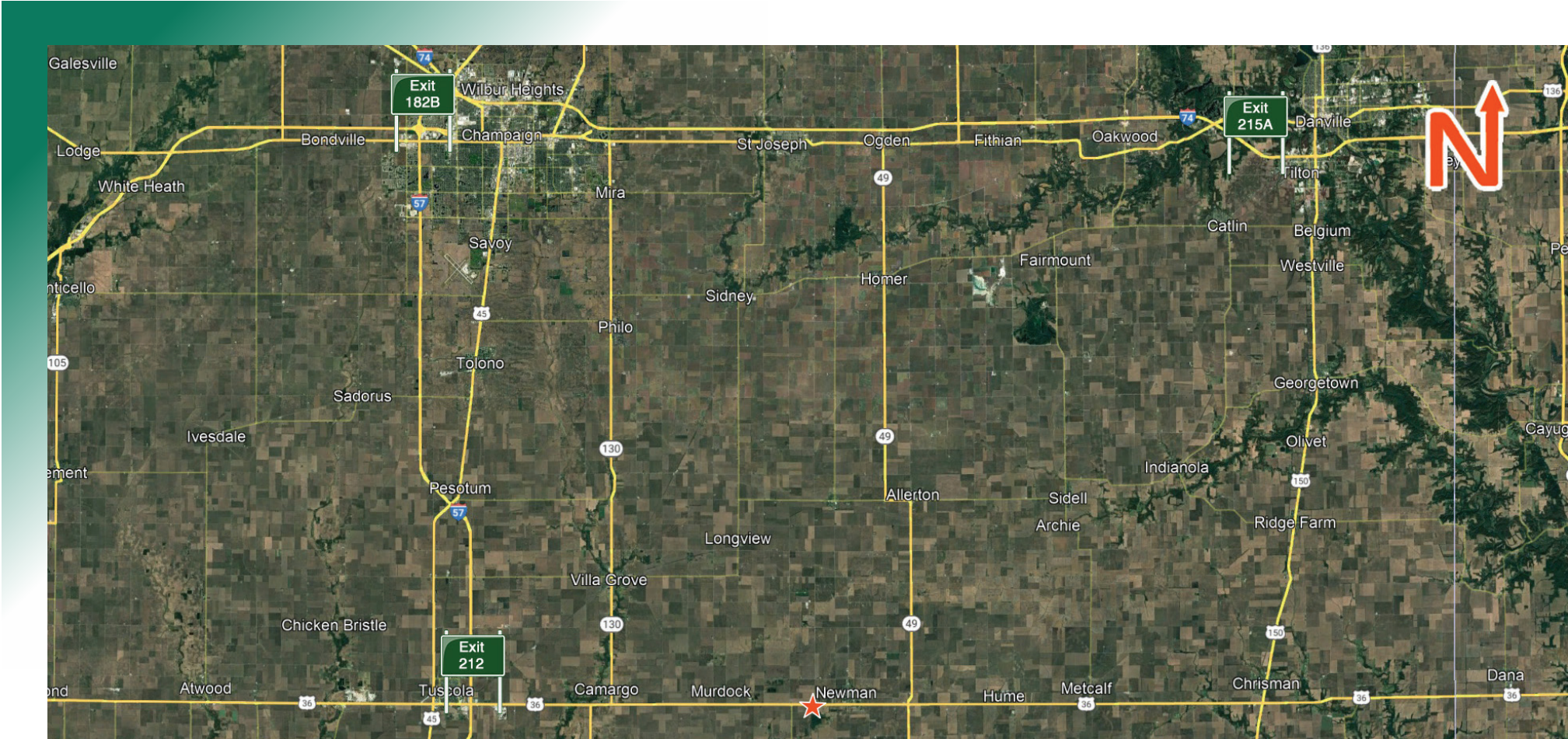
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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





AREA MAP - EXPANDED AERIAL

2475 US Hwy 36, Newman, IL 61942



LOCATION OVERVIEW

The site is located in Newman which is 13 Miles from I-57 and 17 miles to Tuscola and 43 miles to Champaign.

	
16'-24' CLEAR HEIGHT	I-57
	
(2) 15' DOCK DOORS	(3) 15' DRIVE-IN DOORS

AREA MAP - CLOSE AERIAL

2475 US Hwy 36, Newman, IL 61942



INDUSTRIAL PROPERTY SUMMARY

2475 U.S. 36, NEWMAN, IL 61942

LISTING # 3041

LOCATION DETAILS:

Parcel #: 07-12-05-100-036
County: IL - Douglas
Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 65,383
Vacant SF: 65,383
Usable Sqft: 65,383
Office SF: -
Warehouse SF: 65,383
Min Divisible SF: 65,383
Max Contig SF: 65,383
Lot Size: 5.39 Acres
Frontage: 420'
Depth: 843'
Parking Spaces: 61
Parking Surface Type: Asphalt
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1988
Renovated: 1988
Clear Ht Min: 16
Clear Ht Max: 24
Bay Spacing: Varies
Construction Type: Exterior - Concrete
Roof: TPO - Membrane
Floor Type: Reinforced Concrete
Floor Thickness: -

FACILITY INFORMATION:

Heat: N/A
AC: N/A
Lighting: -
Sprinklers: Yes
Insulated: Yes
Ventilation: No
Compressed Air: No
Restrooms Men: No
Restrooms Womens: No
Showers: No
Floor Drains: No

LOADING & DOORS:

Dock Doors Size: 15'
of Dock Doors: 2
Dock Levelers: 0
Dock Leveler Capacity: 0
Drive In Doors: 3
Drive In Door Size: 15'

TRANSPORATION:

Interstate Access: 13 Miles to I-57
Airport Access: N/A
Rail Access: No
Rail Line: N/A
Rail Status: N/A

INDUSTRIAL PROPERTY SUMMARY PG 2

2475 U.S. 36, NEWMAN, IL 61942

UTILITY INFO:

Water Provider:	City of Newman
Water Location:	On Site
Sewer Provider:	Septic
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	-
Voltage High:	-
Amps:	-
Phase:	-



SALE/LEASE INFORMATION:

Sale Price: Will consider all offers.

Price / SF: Will consider all offers.

Property Description

This property is a redevelopment opportunity for a 65,383 sf warehouse/manufacturing facility on 6.58 acres for sale. This property was first built in 1988 and was home to Recontek which operated through 1995 and was purchased by Hydromet which operated for a few years after that and closed the doors in 2004. The property has been vacant since that time and is being sold as-is. The construction of the shell is concrete and was designed to withstand earthquakes at the time of construction with 10" thick reinforced floors. It is being priced as a shell of a building for an owner user or investor looking for a head start on construction that can redevelop the property into its former glory. Roof, mechanical, electrical and plumbing conditions are unknown but will require improvements. The building features interior containment walls for liquid spill protection. There are (3) 15' Drive- In Doors and (2) 15' Exterior Docks.

Will consider all offers.

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$8,446.54
Tax Year:	2024