

ALL OFFERS WELCOME

FOR SALE

**3307 Water Tower Rd.
Marion, IL 62959**



2,160 SF FORMER HOME CITY ICE

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

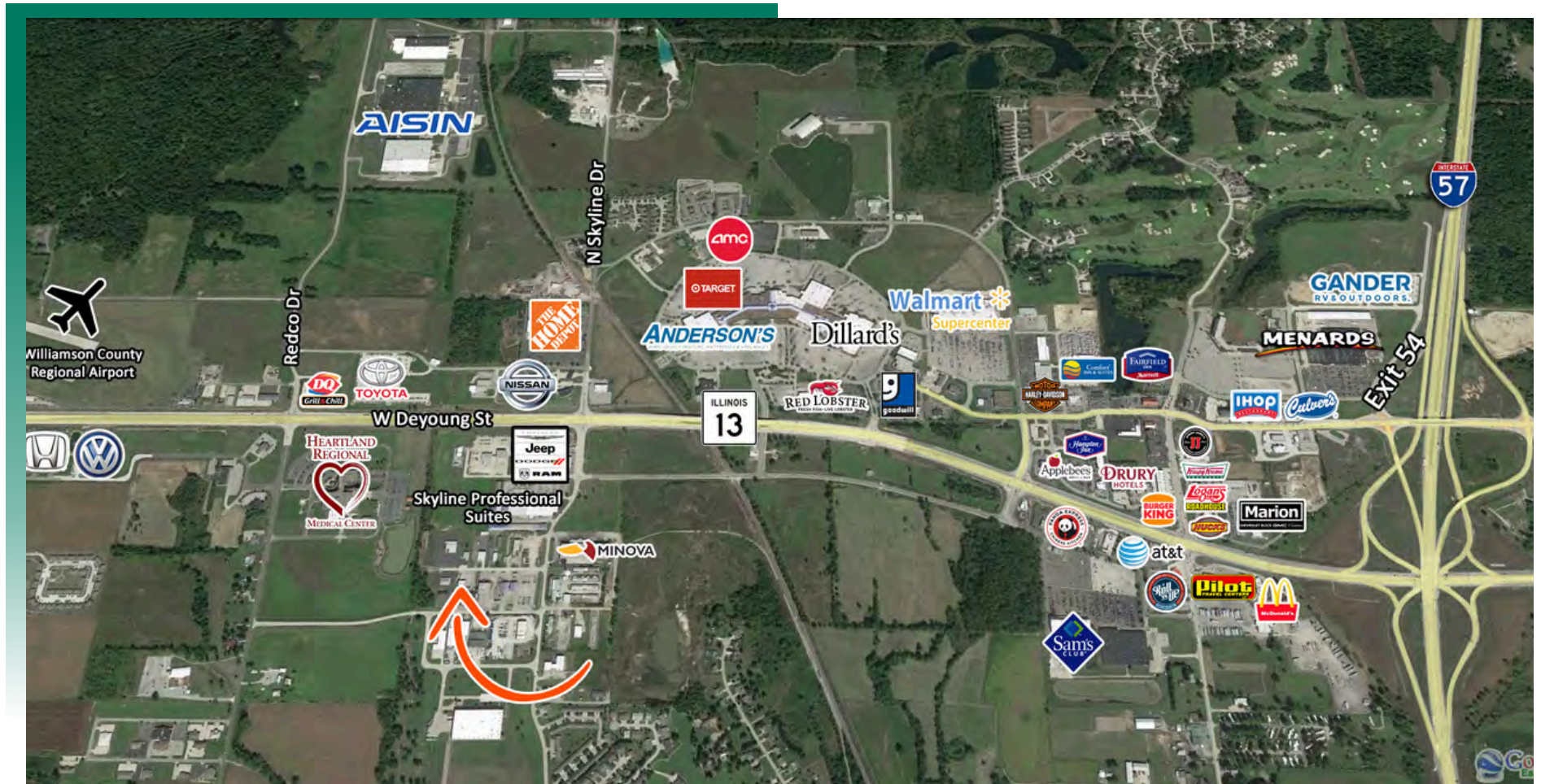
Cole Hensel
Broker Associate
Office: (618) 277-4400 (Ext. 28)
Cell: (618) 606-2646
coleh@barbermurphy.com



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

3307 Water Tower Rd., Marion, IL



LOCATION OVERVIEW

Located off Skyline Dr., only 1.5 miles to I-57 (exit 54) and a mile from IL Route 13.

PROPERTY PHOTOS

3307 Water Tower Rd., Marion, IL

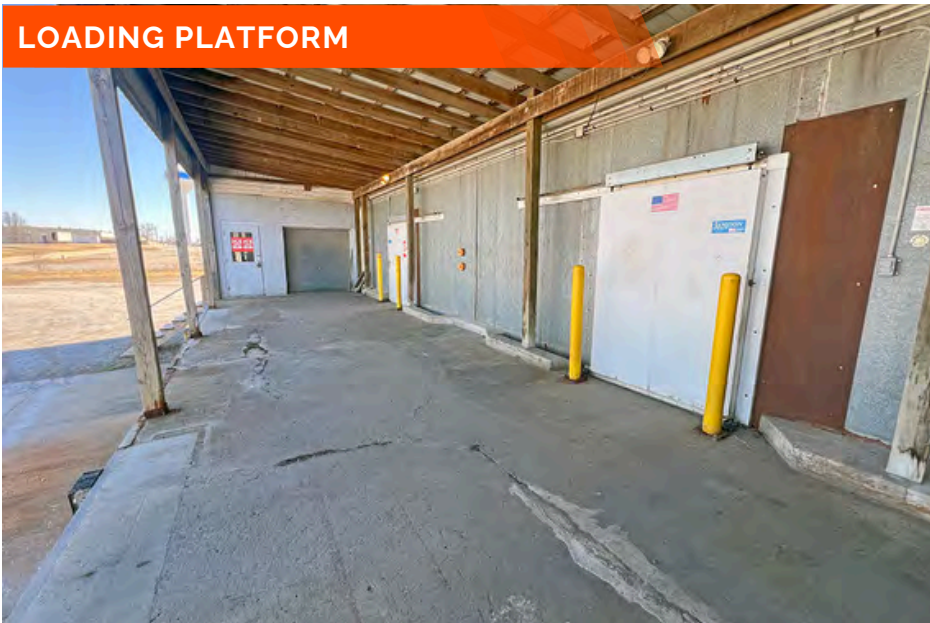
EXTERIOR IMAGE



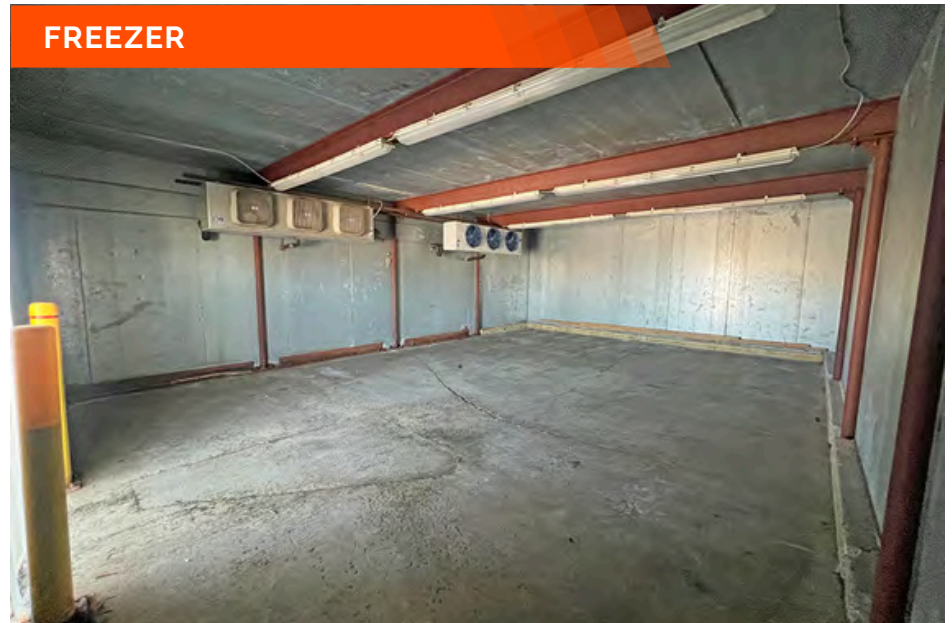
OFFICE TRAILER



LOADING PLATFORM



FREEZER



INDUSTRIAL PROPERTY SUMMARY

3307 WATER TOWER ROAD

LISTING # 3051

LOCATION DETAILS:

Parcel #: 06-16-200-039
County: IL - Williamson
Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 2,160
Vacant SF: 2,160
Usable Sqft: 2,160
Office SF: 450
Warehouse SF: 1,710
Min Divisible SF: 2,160
Max Contig SF: 2,160
Lot Size: 0.75 Acres
Frontage: 186
Depth: 180
Parking Spaces: 20
Parking Surface Type: Rock
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Renovated: 2023
Clear Ht Min: 10
Clear Ht Max: 10
Bay Spacing: Clear Span
Construction Type: Wood Frame
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6

FACILITY INFORMATION:

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

LOADING & DOORS:

of Dock Doors: 3

TRANSPORATION:

Interstate Access: 1.5 Miles to I-57
Airport Access: N/A
Rail Access: No
Rail Line: N/A
Rail Status: N/A



COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

COLE HENSEL

Broker Associate
O: (618) 277-4400
C: (618) 606-2646
coleh@barbermurphy.com

INDUSTRIAL PROPERTY SUMMARY PG 2

3307 WATER TOWER ROAD

UTILITY INFO:

Water Provider:	City of Marion
Water Location:	On Site
Sewer Provider:	City of Marion
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:	240
Amps:	200
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$3,530.00
Tax Year:	2024



SALE/LEASE INFORMATION:

Sale Price:	\$120,000
Price / SF:	\$55.56

PROPERTY DESCRIPTION:

2,160 SF Former Home City Ice last mile facility with 1,632 SF of freezer space. Freezers have the capacity to reach temperatures of 20 degrees. Exterior loading platform with (3) trailer lanes with dock bumpers. 200 SF Conex trailer office that is fully climate controlled. Lot is fully rocked with a truck pad that can accommodate 6 trucks with truck plug outlets.

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

COLE HENSEL

Broker Associate
O: (618) 277-4400
C: (618) 606-2646
coleh@barbermurphy.com