

FOR SALE > 329,804 SF OFFICE/WAREHOUSE ON 17.7 ACRES

420 W Industrial Ave., Effingham, IL 62401



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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

420 W Industrial Ave., Effingham

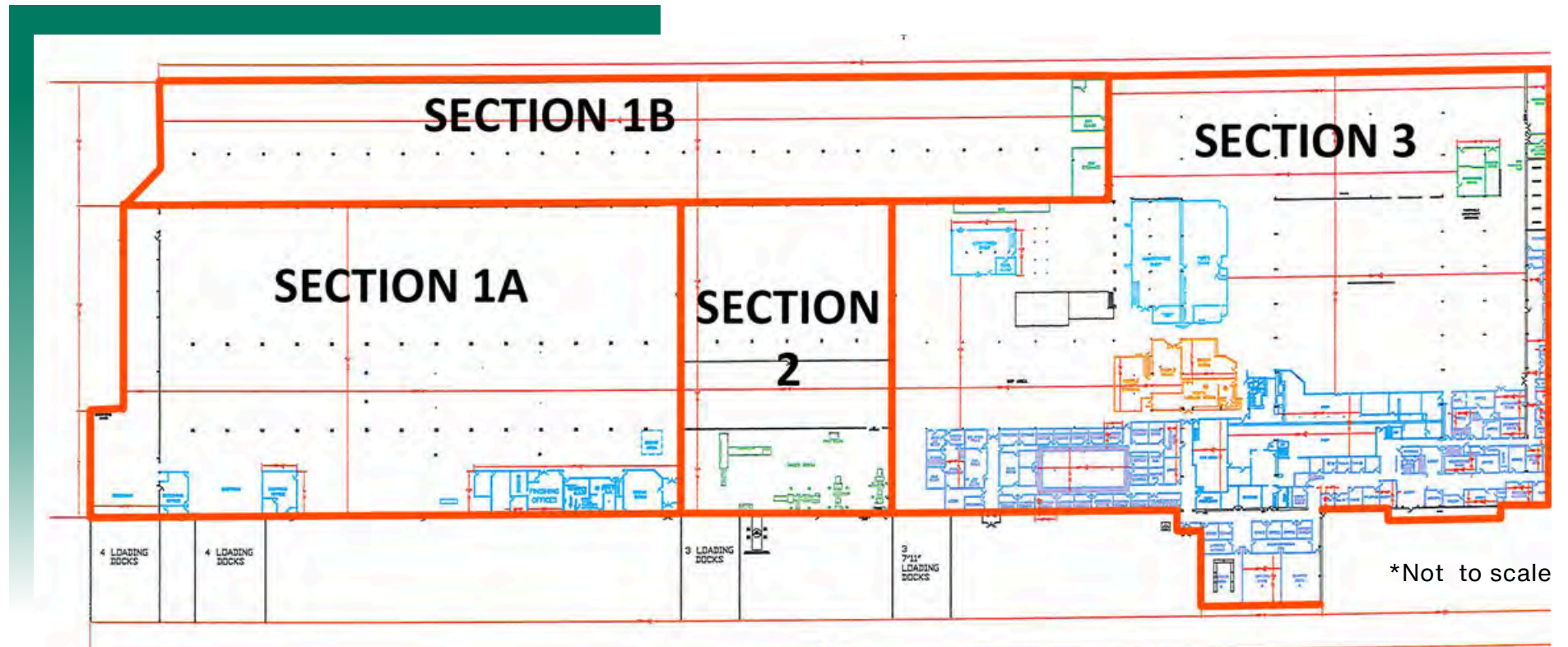


LOCATION OVERVIEW

Located across the railroad tracks from Effingham's Industrial park and adjacent to US HWY 45 with access less than 4 miles from (2) interstates (I-70 and I-57). Adjacent to Canadian National rail.

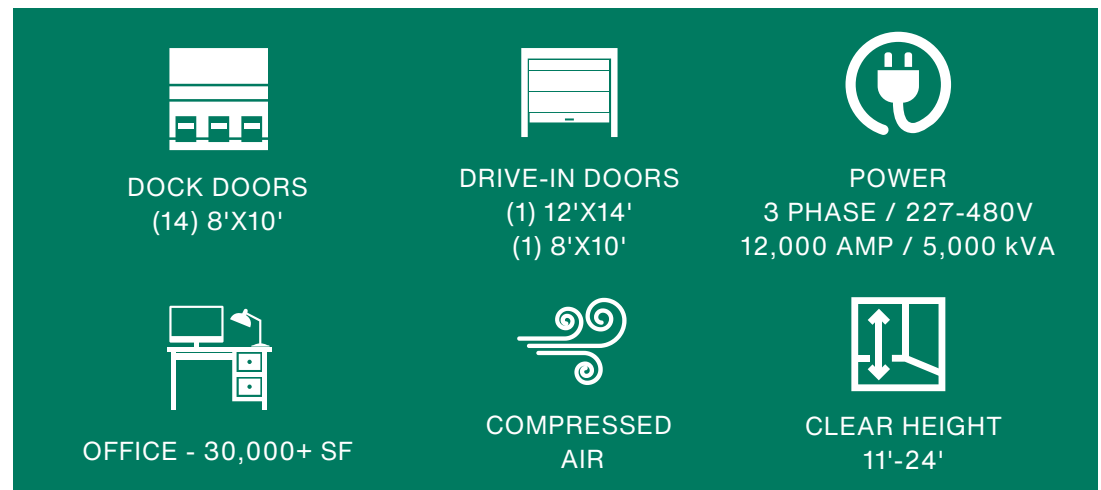
FLOOR PLAN

420 W Industrial Ave., Effingham



Total SF: 329,804+/-
Office SF: 30,000+/-
Warehouse SF: 299,804+/-

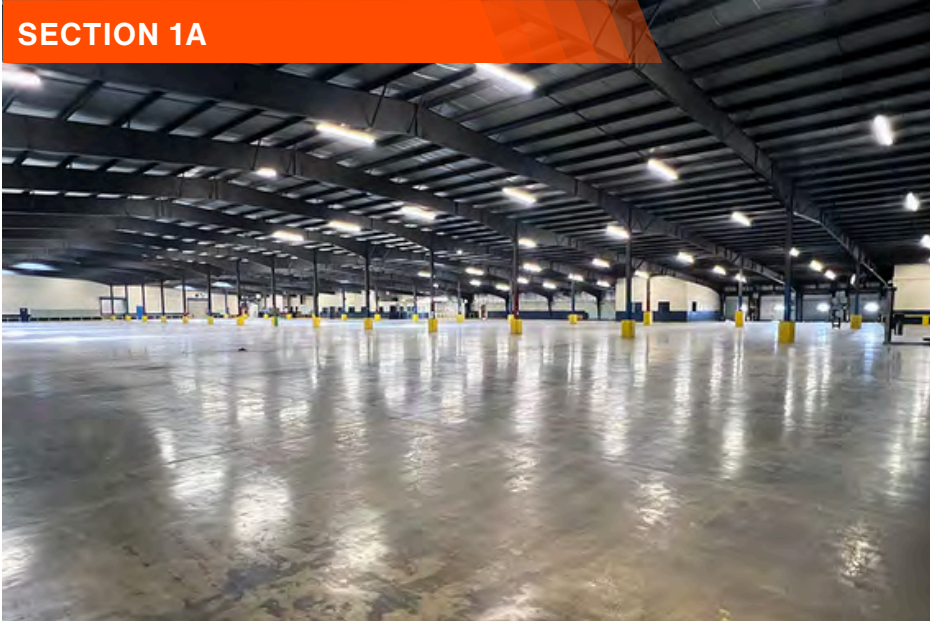
Section 1A: 91,556+/- SF
Section 1B: 61,000+/- SF
Section 2: 33,500+/- SF
Section 3: 143,748+/-SF



PROPERTY PHOTOS

420 W Industrial Ave., Effingham

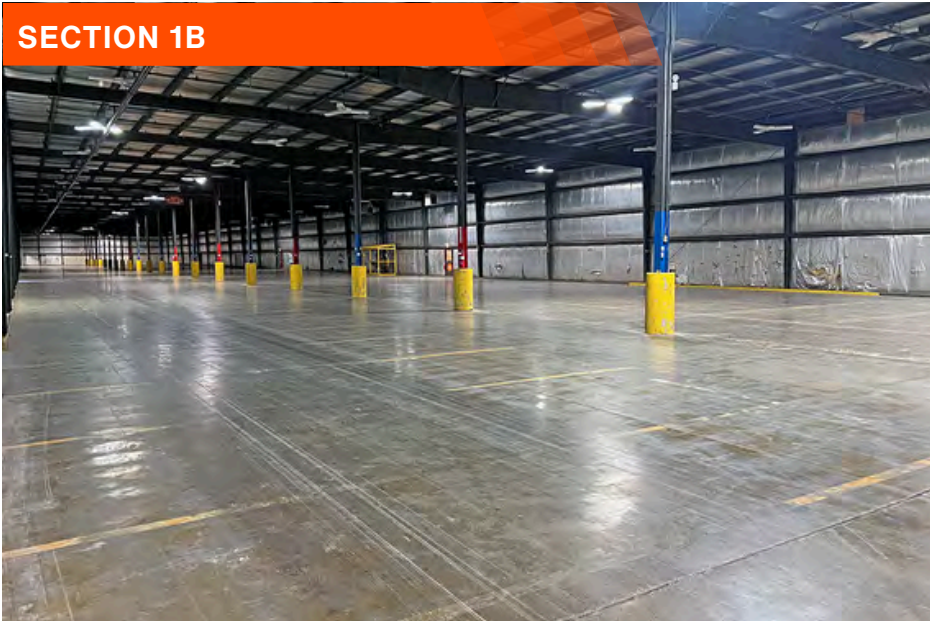
SECTION 1A



SECTION 1A



SECTION 1B



SECTION 1B



PROPERTY PHOTOS

420 W Industrial Ave., Effingham

SECTION 2



SECTION 2



SECTION 3



SECTION 3



INDUSTRIAL PROPERTY SUMMARY

420 INDUSTRIAL AVENUE

LISTING # 3073

LOCATION DETAILS:

Parcel #: 03-11-329-007
County: IL - Effingham
Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 329,804
Vacant SF: 329,804
Usable Sqft: 329,804
Office SF: 30,000
Warehouse SF: 299,804
Min Divisible SF: 329,804
Max Contig SF: 329,804
Lot Size: 17.70 Acres
Frontage: 1131
Depth: 450
Parking Spaces: 327
Parking Surface Type: Asphalt
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1975
Renovated: 1994
Clear Ht Min: 11
Clear Ht Max: 24
Bay Spacing: 25'x50' & 25'x60'
Construction Type: Steel
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

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

LOADING & DOORS:

of Dock Doors: 14
Dock Door Size: 10'x8' & 8'x8'
Dock Levelers: Yes
Drive In Doors: 2
Drive In Door Size: (1)14'x12' & (1)10'x8'

TRANSPORATION:

Interstate Access: Close proximity to I-70 & I-57
Airport Access: 3 Miles to Effingham County Regional Airport
Rail Access: Adjacent
Rail Line: Canadian National
Rail Status: Adjacent

INDUSTRIAL PROPERTY SUMMARY PG 2

420 INDUSTRIAL AVENUE

UTILITY INFO:

Water Provider:	City of Effingham
Water Location:	On Site
Sewer Provider:	City of Effingham
Sewer Location:	On Site
Gas Provider:	Ameren Illinois
Gas Location:	On Site
Electric Provider:	Ameren Illinois
Electric Location:	On Site
Voltage Low:	277
Voltage High:	480
Amps:	12000
Phase:	3



SALE/LEASE INFORMATION:

Sale Price:	\$4,617,256
Price / SF:	\$14.00

PROPERTY DESCRIPTION:

329,804 SF Office/Warehouse situated on 17.7 Acres. The warehouse/manufacturing space consists of +-299,804 SF with clear heights varying from 11'-24' and column spacing of 25'x50', 25'x60', and clear span in sections. There are (14)10'x8' dock doors with levelers, (1)14'x12' Drive-In door & (1)10'x8' Drive-In Door, and heavy power throughout facility with 3 Phase 227/480 V 12,000 AMP 5,000 KVA. The office space is +-30,000 SF with numerous private offices, conference rooms, and restrooms. The facility has partial wet sprinkler system throughout and climate controlled in sections of production space.

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$79,666.00
Tax Year:	2023