

**FOR SALE**  
-AND-  
**LEASE**

12086 IL Hwy 148  
Mt. Vernon, IL 62864



**16,800 SF OFFICE/WAREHOUSE**

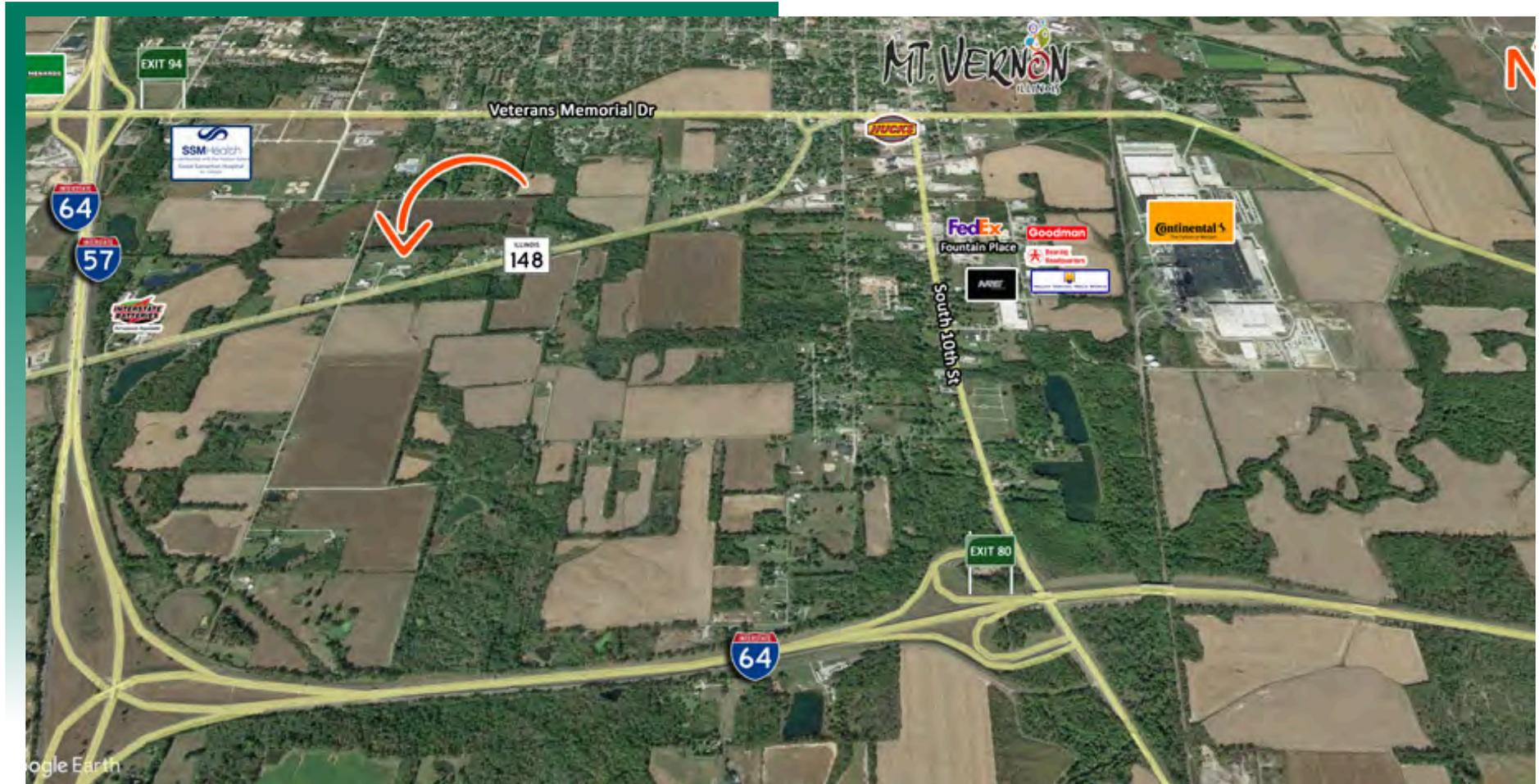
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# AREA MAP

12086 IL Hwy 148, Mt. Vernon, IL



## LOCATION OVERVIEW

Located in Mt. Vernon 1 mile from Interstate I-57/I-64 along Illinois Route 148.

# PROPERTY PHOTOS

12086 IL Hwy 148, Mt. Vernon, IL

WAREHOUSE



WAREHOUSE



OFFICE



KITCHENETTE



# INDUSTRIAL PROPERTY SUMMARY

12086 ILLINOIS HWY 148

**LISTING #** 2633

## LOCATION DETAILS:

**Parcel #:** 11-06-351-025  
**County:** IL - Jefferson  
**Zoning:** Commercial - City of Mt. Verno

## PROPERTY OVERVIEW:

**Building SF:** 16,800  
**Office SF:** 2,400  
**Warehouse SF:** 14,400  
**Min Divisible SF:** 16,800  
**Max Contig SF:** 16,800  
**Lot Size:** 7.0 Acres  
**Frontage:** 339'  
**Depth:** 851  
**Parking Spaces:** 20  
**Parking Surface Type:** Gravel  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## STRUCTURAL DATA:

**Year Built:** 1990  
**Renovated:** 2023  
**Clear Ht Min:** 16  
**Clear Ht Max:** 18  
**Bay Spacing:** 80' clearspan  
**Construction Type:** Office: Block Warehouse: PEMB, metal  
**Roof:** Screw down metal  
**Floor Type:** Reinforced Concrete  
**Floor Thickness:** 6"

## FACILITY INFORMATION:

**Heat:** Gas Heat  
**AC:** Office  
**Lighting:** LED  
**Sprinklers:** No  
**Insulated:** Yes  
**Ventilation:** Yes  
**Compressed Air:** No  
**Restrooms Men:** Yes  
**Restrooms Womens:** Yes  
**Showers:** Yes  
**Floor Drains:** Yes

## LOADING & DOORS:

**# of Dock Doors:** 2  
**Dock Door Size:** 8'x9'  
**Dock Levelers:** 2  
**Dock Leveler Capacity:** 30,000#  
**# Drive In Doors:** 2  
**Drive In Door Size:** 10'x10' & 12'x14'

## TRANSPORATION:

**Interstate Access:** 2-3 acres depending on user  
**Airport Access:** 3 Miles to Airport  
**Rail Access:** No  
**Rail Line:** N/A  
**Rail Status:** N/A



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## INDUSTRIAL PROPERTY SUMMARY PG 2

12086 ILLINOIS HWY 148

### UTILITY INFO:

Water Provider:	City of Mt. Vernon
Water Location:	On Site
Sewer Provider:	New aeration/septic
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:	400
Phase:	1



### TAX INCENTIVE ZONES:

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

### FINANCIAL INFORMATION:

Taxes:	\$8,199.08
Tax Year:	2024

### SALE/LEASE INFORMATION:

Sale Price:	\$950,000
Price / SF:	\$56.55
Lease Rate:	\$6.50 / SF
Lease Type:	NNN

### PROPERTY DESCRIPTION:

Well maintained 16,800 SF office/warehouse on 7 acres. 2,400 sf of office space and 14,400 sf of warehouse space. Steel frame, metal skinned structure with 16'-18' clear span ceiling heights. Building access has (2) dock doors, 8'x9' and (2) grade-level doors, 10' x 10' & 12' x 14'. Electric supply is 240v, single phase, 400 Amp power.