

FOR SALE
-AND-
LEASE

**12086 IL Hwy 148
Mt. Vernon, IL 62864**



16,800 SF OFFICE/WAREHOUSE

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

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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

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.



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