

**FOR SALE**

725 Industrial Dr.  
Litchfield, IL 62056



## 65,000 SF RAIL SERVED INDUSTRIAL BUILDING

**BARBERMURPHY**

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# AREA MAP

725 Industrial Dr., Litchfield, IL



## LOCATION OVERVIEW

Located in Litchfield, IL along Interstate I-55, served by BNSF Rail and near Litchfield Municipal Airport.



## 65,000 SF FORMER NORTH AMERICAN PIPE PLANT ON 23 ACRES IN LITCHFIELD

- 3,118 track feet of rail
- Rail is serviced by Respondex and connects to the BNSF
- This property has a lot of potential but is considered a redevelopment project as structure will require new roof, power and other mechanicals
- Site features are the steel frame structure, rail access, 13 acres of improved ground, near interstate and an 8.66 acre cooling pond



# INDUSTRIAL PROPERTY SUMMARY

725 INDUSTRIAL DRIVE

**LISTING #** 3079

## LOCATION DETAILS:

**Parcel #:** 15-05-151-005 & Part of 15-05-151-012  
**County:** IL - Montgomery  
**Zoning:** Industrial  
**Business Park / Development:** Litchfield Industrial Park

## PROPERTY OVERVIEW:

**Building SF:** 65,000  
**Warehouse SF:** 60,000  
**Min Divisible SF:** 65,000  
**Max Contig SF:** 65,000  
**Lot Size:** 23.0 Acres  
**Frontage:** 1,636'  
**Depth:** 1,022'  
**Parking Spaces:** 100  
**Parking Surface Type:** Rock  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## STRUCTURAL DATA:

**Year Built:** 1978  
**Clear Ht Min:** 15  
**Clear Ht Max:** 28  
**Bay Spacing:** Varies  
**Construction Type:** Steel  
**Roof:** Metal  
**Floor Type:** Reinforced Concrete  
**Floor Thickness:** 6"

## FACILITY INFORMATION:

**Heat:** N/A  
**AC:** N/A  
**Lighting:** -  
**Sprinklers:** None  
**Insulated:** No  
**Ventilation:** No  
**Compressed Air:** No  
**Restrooms Men:** No  
**Restrooms Womens:** No  
**Showers:** No  
**Floor Drains:** No

## LOADING & DOORS:

**# of Dock Doors:** 1  
**Dock Door Size:** 14'x12'  
**# Drive In Doors:** 5  
**Drive In Door Size:** (1)28'x15', (1)26'x14', (2)14'x14', (1)14'x24'

## TRANSPORATION:

**Interstate Access:** 0.5 miles to Interstate 55  
**Airport Access:** 0.74 miles to Litchfield Airport  
**Rail Access:** Yes  
**Rail Line:** Respondex- Short Line, BNSF Main Line  
**Rail Status:** 3,118 track feet



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# INDUSTRIAL PROPERTY SUMMARY PG 2

725 INDUSTRIAL DRIVE

## UTILITY INFO:

Water Provider:	City
Water Location:	On Site
Sewer Provider:	City
Sewer Location:	On Site
Gas Provider:	Ameren
Gas Location:	On Site
Electric Provider:	Ameren
Electric Location:	On Site
Voltage Low:	-
Voltage High:	480
Amps:	-
Phase:	3



## TAX INCENTIVE ZONES:

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

## FINANCIAL INFORMATION:

Taxes:	\$64,149.00
Tax Year:	2023

## SALE/LEASE INFORMATION:

Sale Price:	\$650,000
Price / SF:	\$10.00

## PROPERTY DESCRIPTION:

65,000 SF Former North American Pipe Plant on 23 acres in Litchfield with 3,118 track feet of rail. Rail is serviced by Respondex and connects to the BNSF. This property has a lot of potential but is considered a redevelopment project as structure will require new roof, power and other mechanicals.