

**FOR SALE**

**725 Industrial Dr.  
Litchfield, IL 62056**



## **65,000 SF RAIL SERVED INDUSTRIAL BUILDING**

**BARBERMURPHY**

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

**Steve Zuber - SIOR, CCIM**  
Principal  
Office: (618) 277-4400 (Ext. 13)  
Cell: (314) 409-7283  
steve@barbermurphy.com

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

**Zach Binswanger**  
President  
Office: (312) 655-9526  
Cell: (215) 919-0724  
zbinswanger@binswanger.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

725 Industrial Dr., Litchfield, IL



## LOCATION OVERVIEW

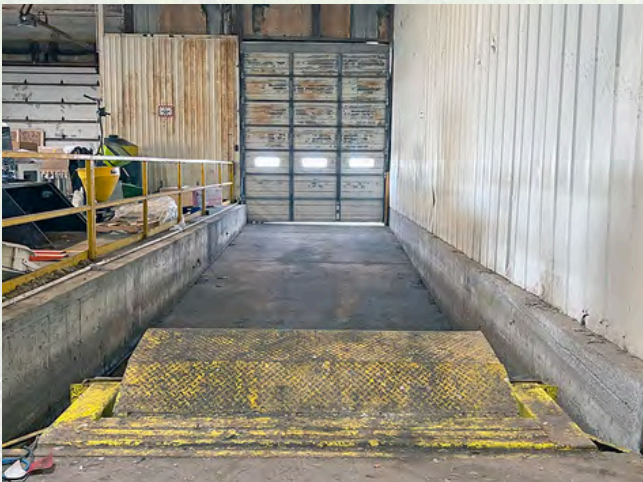
Located in Litchfield, IL along Interstate I-55, served by BNSF Rail and near Litchfield Municipal Airport.





## 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'

## TRANSPORTATION:

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



## 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.