

**FOR SALE
-AND-
FOR LEASE**

**823 Aaron Pkwy.,
Centralia, IL 62801**



64,561 SF OFFICE/WAREHOUSE ON 9.91 ACRES

BARBERMURPHY
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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.



63,000 SF warehouse & 1,561 SF office space

On 9.91 acres with 8' 3 strand barb wire fence around the entire property

Existing concrete pads are in place within the fenced lot



Facility is adjacent to Nortfolk Southern Rail



SALE PRICE: \$1,300,000

LEASE RATE: \$3.00/SF, NNN



PROPERTY HIGHLIGHTS



21'-28'
CLEAR HEIGHT



(3) 10'X10'
DOCK DOORS
W/ LEVELERS



(2) 14'X14'
DRIVE-IN DOORS



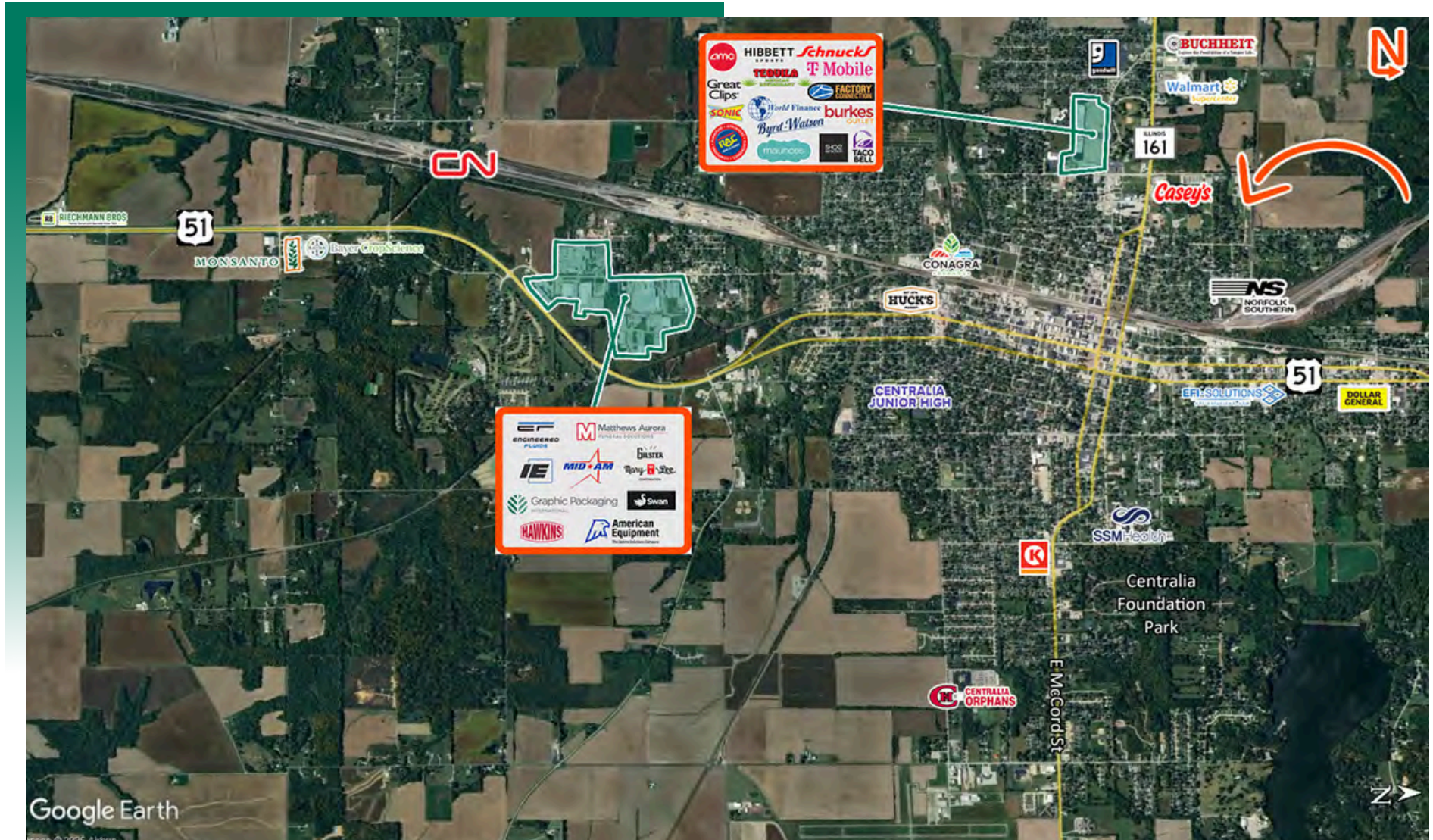
SPRINKLER
SYSTEM



HEATED/
INSULATED
WAREHOUSE

AREA MAP

823 Aaron Pkwy., Centralia, IL 62801



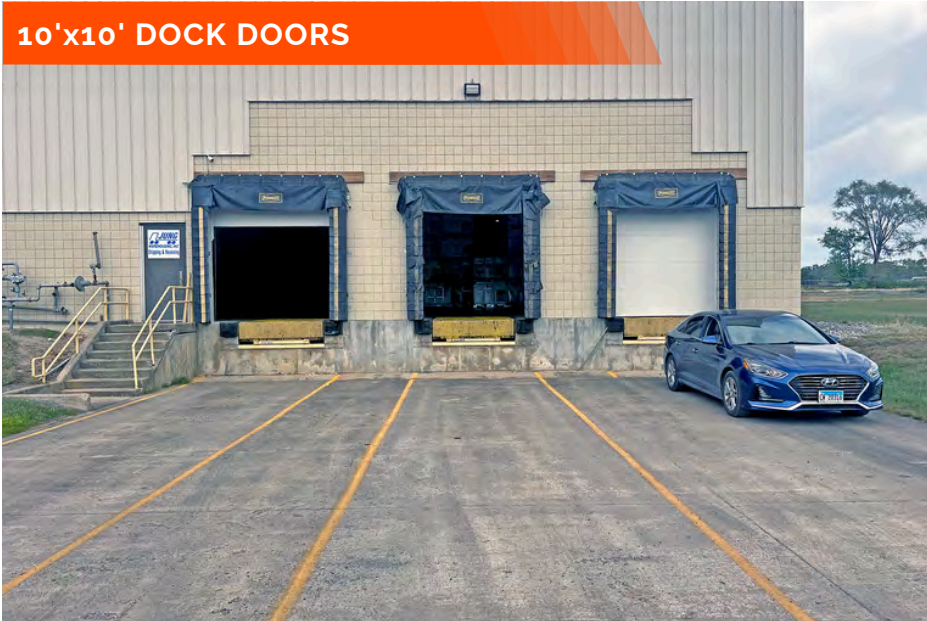
LOCATION OVERVIEW

Located 10 miles from I-64 with connections to I-57.

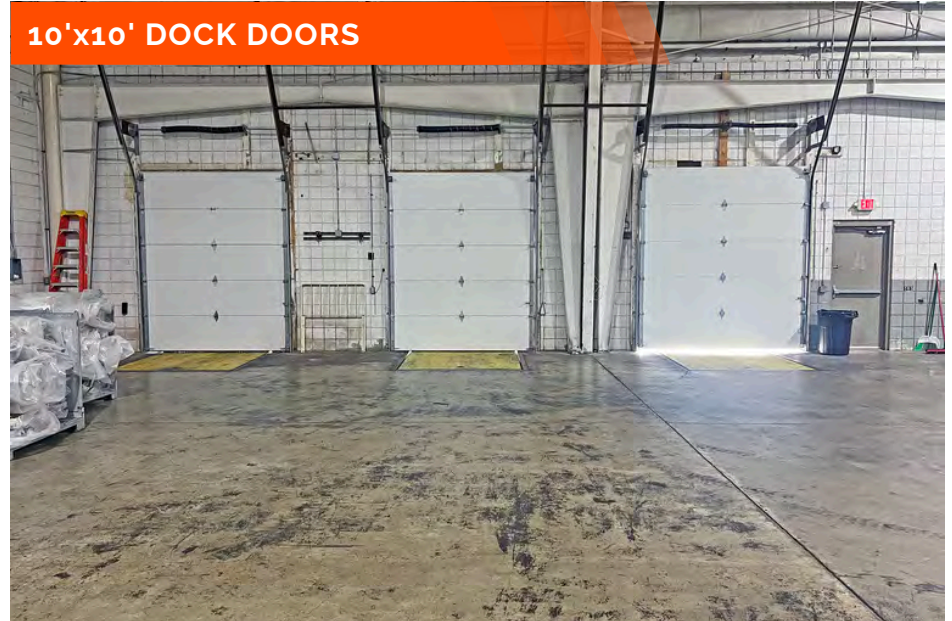
PROPERTY PHOTOS

823 Aaron Pkwy., Centralia, IL 62801

10'x10' DOCK DOORS



10'x10' DOCK DOORS



44,000 SF WAREHOUSE SECTION



12,000 SF WAREHOUSE SECTION



INDUSTRIAL PROPERTY SUMMARY

823 AARON PARKWAY

LISTING # 3153

LOCATION DETAILS:

Parcel #: 15-14-12-451-008
County: IL - Clinton
Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 64,561
Usable Sqft: 64,561
Office SF: 1,561
Warehouse SF: 63,000
Min Divisible SF: 64,561
Max Contig SF: 64,561
Lot Size: 9.91 Acres
Frontage: 752
Depth: 460
Parking Spaces: 20
Parking Surface Type: Asphalt & Rock
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1950
Renovated: 2023
Clear Ht Min: 21
Clear Ht Max: 28
Bay Spacing: 55'x30'
Construction Type: Steel
Roof: Metal
Floor Type: Reinforced Concrete

FACILITY INFORMATION:

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

LOADING & DOORS:

Dock Doors: 10'x10
of Dock Doors: 3
Dock Levelers: Yes
Drive In Doors: 2
Drive In Door Size: 14'x14'

TRANSPORATION:

Interstate Access: 10 Miles to I-64
Airport Access: No
Rail Access: Adjacent
Rail Line: Norfolk Southern
Rail Status: Adjacent



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INDUSTRIAL PROPERTY SUMMARY PG 2

823 AARON PARKWAY

UTILITY INFO:

Water Provider:	City of Centralia
Sewer Provider:	City of Centralia
Gas Provider:	Ameren IL
Electric Provider:	Ameren IL
Voltage Low:	240
Voltage High:	440
Amps:	225
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$6,488.20
Tax Year:	2024



SALE/LEASE INFORMATION:

Sale Price:	\$1,300,000
Price / SF:	\$20.14
Lease Rate:	\$3.00
Lease Type:	NNN
NNN Expenses:	\$0.26

PROPERTY DESCRIPTION:

Stand alone 64,561 SF office/warehouse sits on 9.91 acres with 8' 3 strand barb wire fence around the entire property. Existing concrete pads are in place within the fenced lot. Warehouse is 63,000 SF with 21'-28' clear height, (3)10'x10' dock doors with levelers & (2)14'x14' drive-in doors. Warehouse space is heated/insulated with a wet sprinkler system in place. Office is 1,561 with private offices, conference room, & men/women restrooms.

Facility is adjacent to Norfolk Southern Rail.