

FOR SALE -AND- LEASE

205 N 44th St.,
Mt Vernon, IL 62864



**+/- 29,044 SF OFFICE/WAREHOUSE & RETAIL/SHOWROOM ON +/- 8.44 AC
WILL DIVIDE**

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

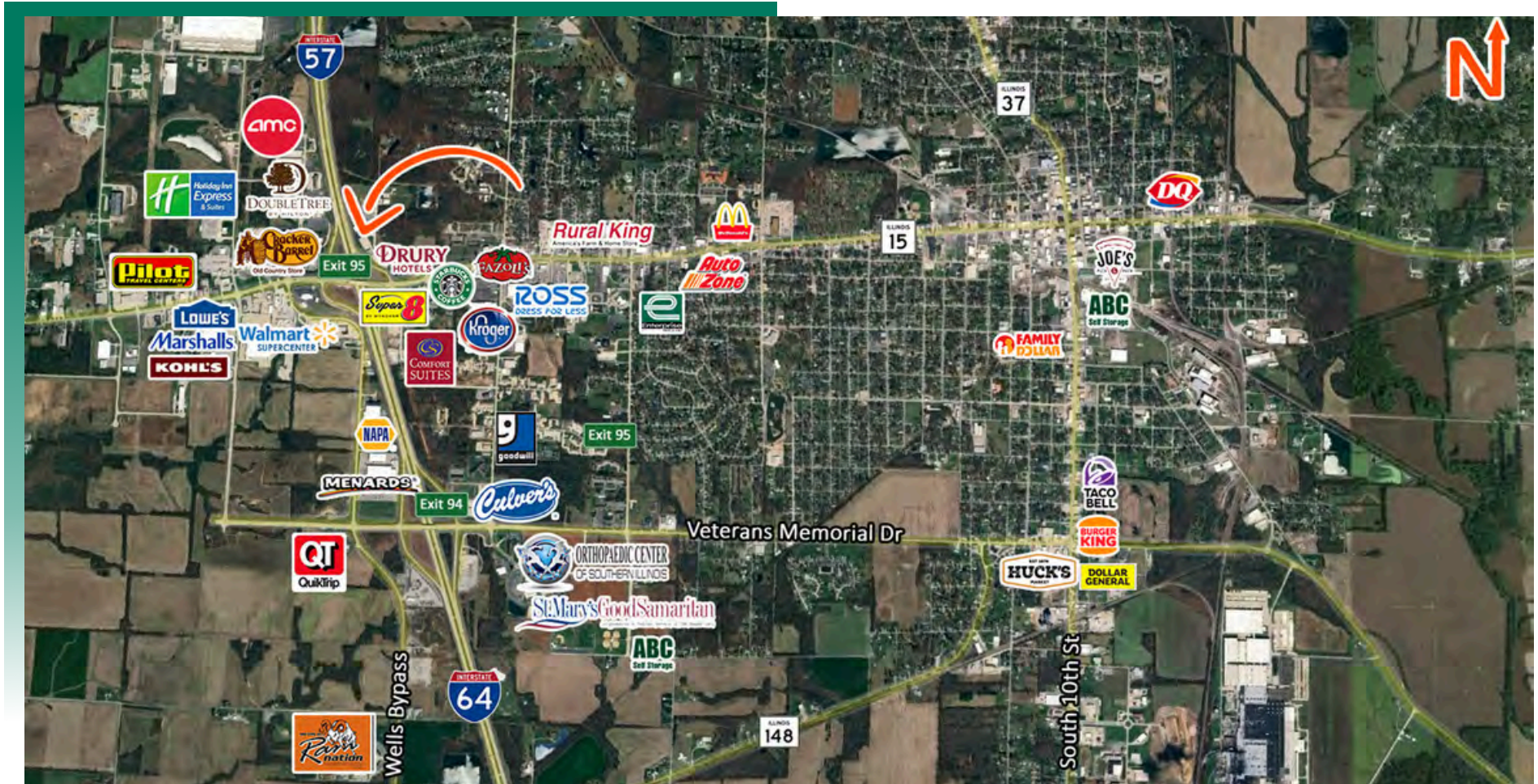
Scott Reichmann
Broker Associate
Office: (618) 277-4400 (Ext. 25)
Cell: (618) 610-1632
scotr@barbermurphy.com

Katie Bush
Broker Associate
Office: (618) 277-4400 (Ext. 27)
Cell: (701) 213-3301
katieb@barbermurphy.com



AREA MAP

205 N 44th St., Mt Vernon, IL 62864

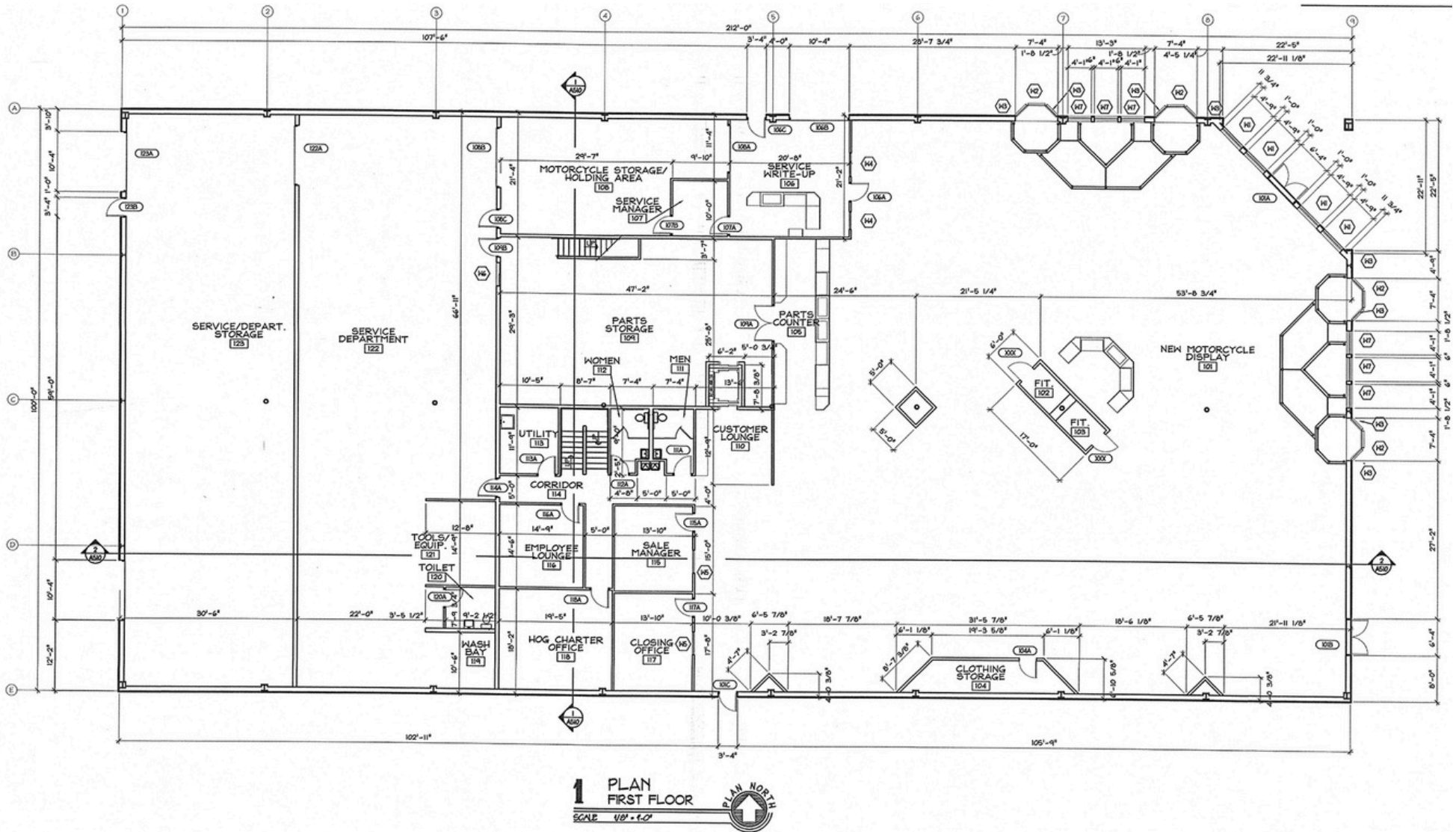


LOCATION OVERVIEW

Interstate Development Site	I-64, I-57, & Route 37 access	Prime Mount Vernon commercial corridor	County seat of Jefferson County	Regional retail and services hub
Serves multi-county trade area	65 miles east of St. Louis	Near hotels, healthcare, & retail	49,950 vehicles per day corridor	High-visibility location

FLOOR PLAN - Main Building - 1st Floor | 21,200 SF

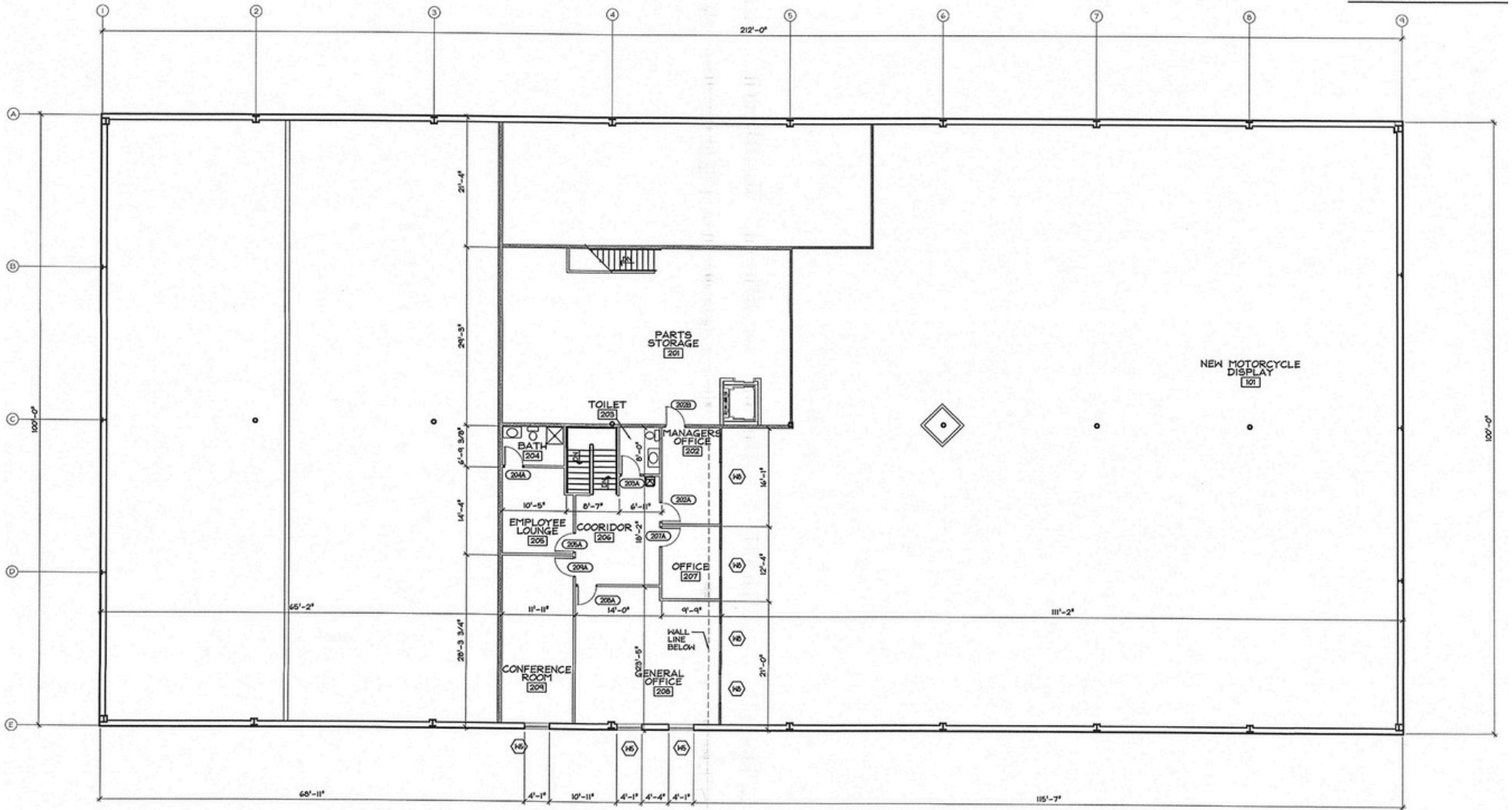
205 N 44th St., Mt Vernon, IL 62864



*Not to scale

FLOOR PLAN - Main Building- 2nd Floor | +/-2,844 SF

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1 PLAN
SECOND FLOOR
SCALE 1/8" = 1'-0"
PLAN NORTH

*Not to scale

PROPERTY PHOTOS - Main Building

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Main Building - 24,044 SF *Office, Showroom, & Warehouse*

The main building contains 24,044 SF divided between approximately 19,664 SF of warehouse and service space and 4,380 SF of improved office space. The office space is distributed across the ground floor and a partial second-floor mezzanine with 5 offices on the 1st floor and 5 offices on the 2nd floor.

Construction & Systems:

Primary steel column-and-beam frame on 25' x 50' bay spacing • 24' clear height in warehouse areas • Pre-engineered standing seam metal panel roof with batt insulation • Fully sprinklered throughout • HVAC facility-wide • 3-Phase electric service • Compressed air system • Floor drains in service bays • Men's & women's restrooms

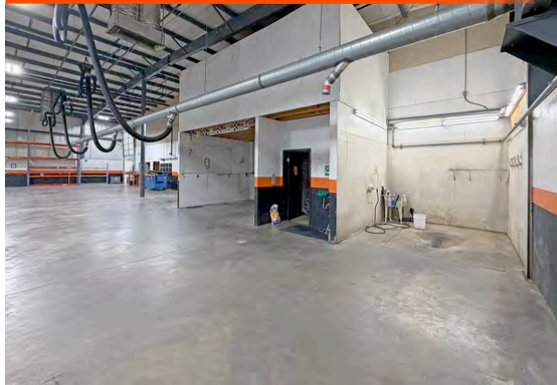
Overhead Doors:

(1) 8' x 10' • (1) 12' x 14' • (1) 8' x 12'

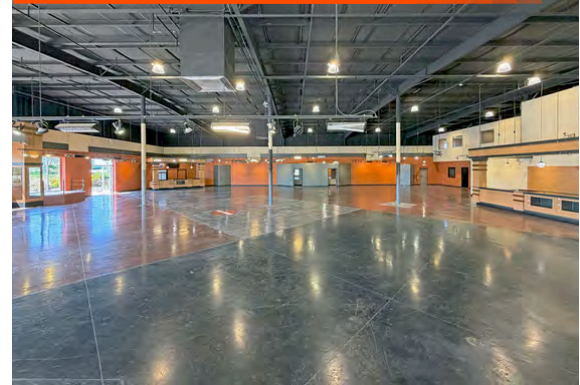
Additional Features:

Passenger elevator serving mezzanine level
• Forklift off-loading area • Security system

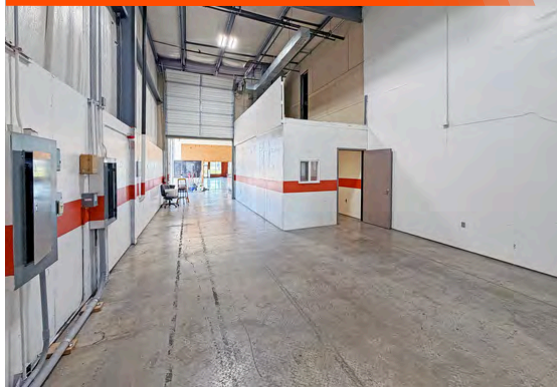
SERVICE BAY



SHOWROOM



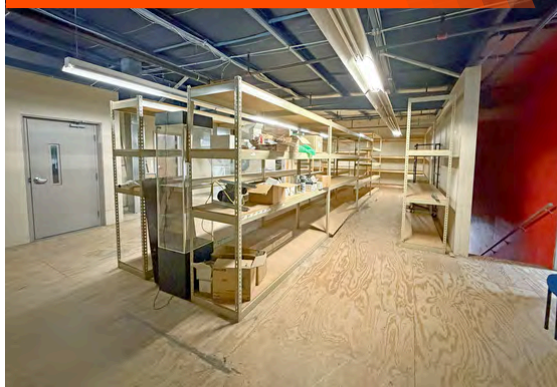
FORKLIFT OFF LOADING



RETAIL COUNTER



MEZZANINE STORAGE & ELEVATOR



OFFICE



PROPERTY PHOTOS - 2nd Building

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2nd Building - 5,000 SF
50' x 100' Freestanding Steel Structure

A separate freestanding secondary building on the property measures 50 feet by 100 feet (5,000 SF).

Overhead Door:

(1) 14' x 14'

Combined Property Summary:

The two buildings together provide 26,200 SF of combined warehouse and service area and 4,044 SF of office space across 26,200 total SF on ±8.44 acres.

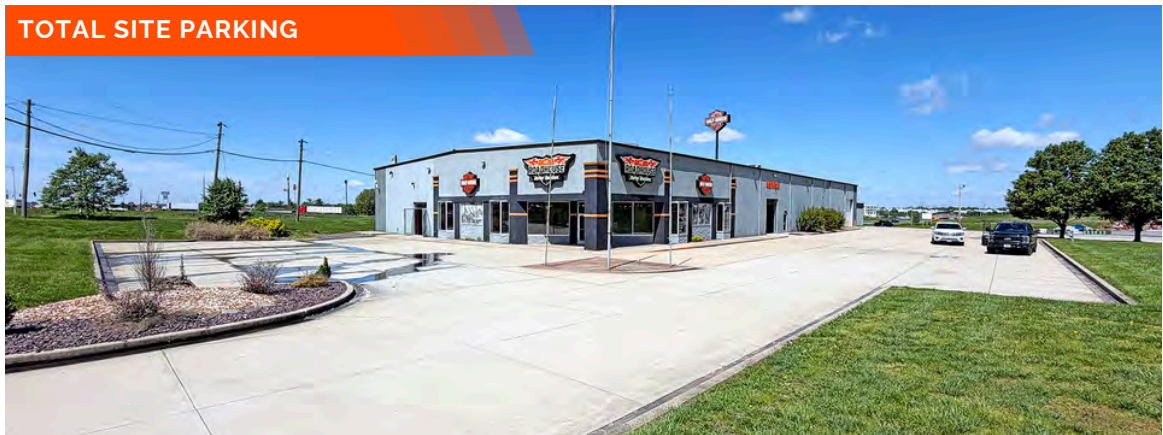
Warehouse/Service SF: 24,664

Office SF: 4,380

Total SF: 29,044

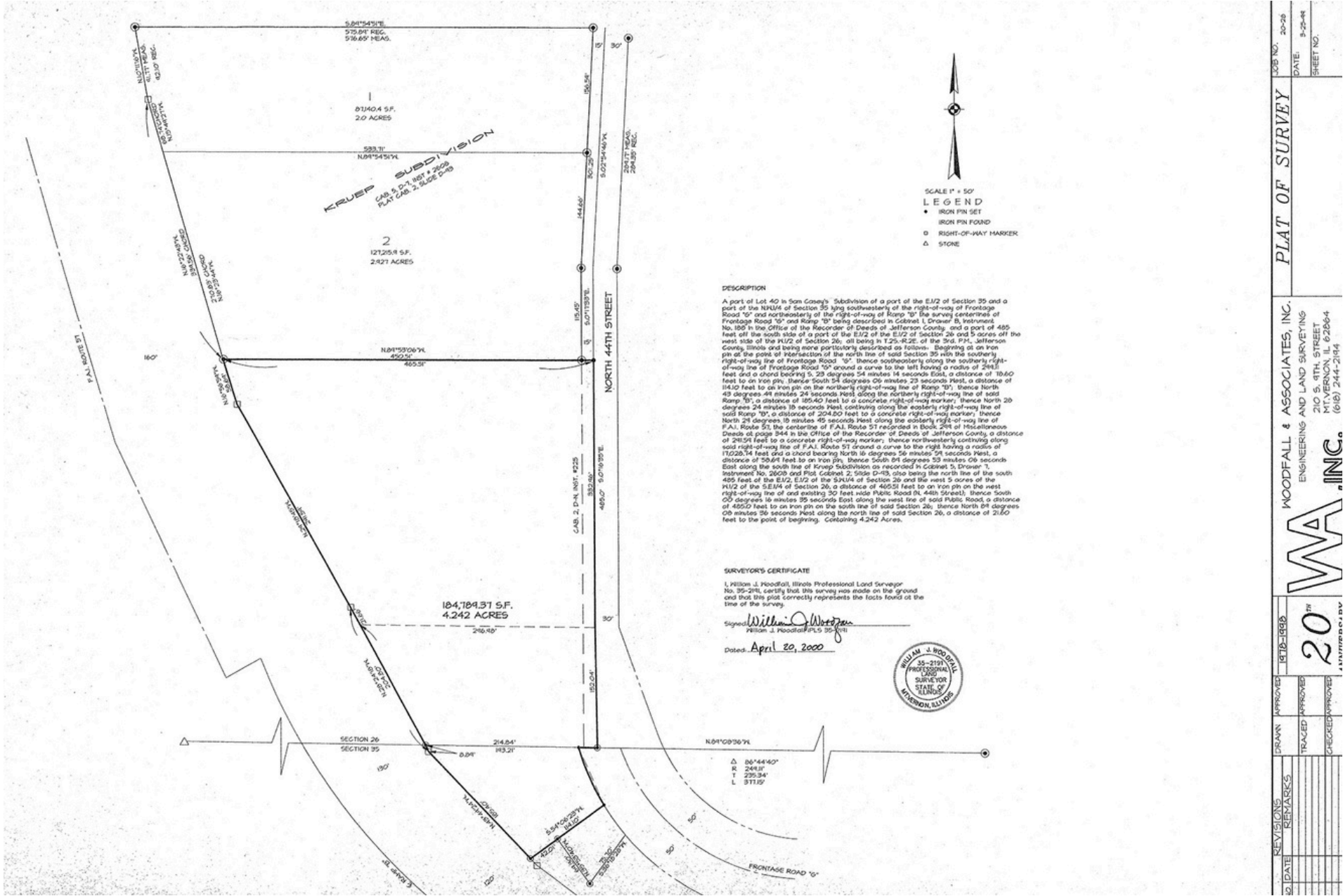
Site Area: +/-8.44 Acres

Parking: +/-100 Spaces



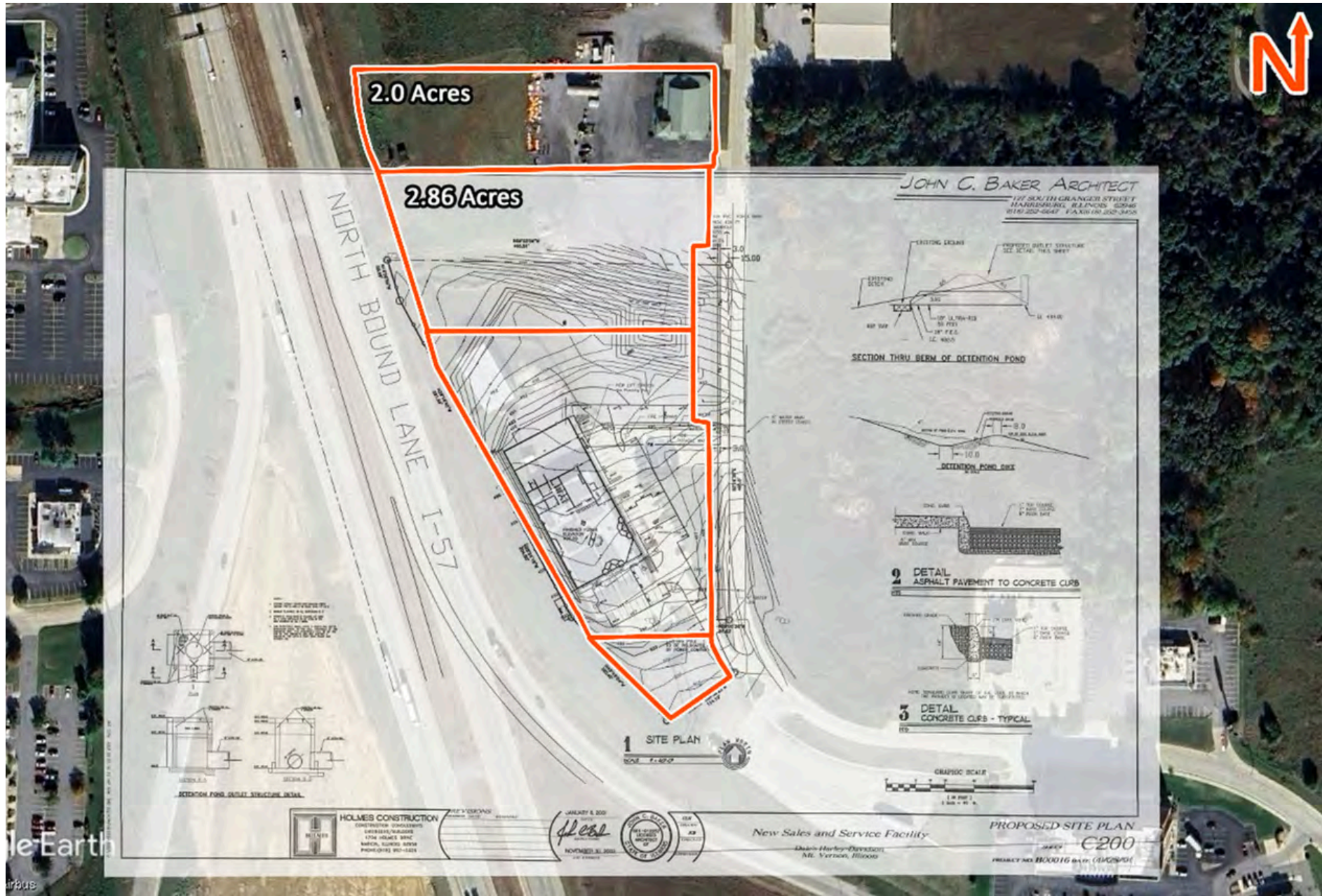
PLAT OF SURVEY

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SITE PLAN

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ADDITIONAL ACREAGE - CAN BE SUBDIVIDED

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+/- 4.86 Acres
For Sale or Division

The property offers significant land flexibility. In addition to the improved acreage supporting the existing buildings, approximately 4.86 acres can be sub-divided and offered separately, providing opportunities for outparcel development, additional industrial use, or sale of excess land.

Key Opportunity:

Over 1,200 linear feet of I-64 frontage across the assembled parcels supports high-visibility uses and potential subdivision into multiple developable sites along the interstate corridor.



DEMOGRAPHICS

205 N 44th St., Mt Vernon, IL 62864

PRIMARY TRADE AREA

The primary trade area is centered on the City of Mount Vernon (ZIP 62864), with the broader secondary trade area encompassing Jefferson County. As of 2024 estimates, the city has a population of approximately 14,090 residents. Jefferson County supports approximately 37,113 residents (2020 Census). The daytime population increases by an estimated 7,300 persons due to commuter inflow, indicating a substantially larger consumer and workforce base during business hours.

~14,090

City Population

2024 Estimate

~6,465

City Households

2020 Census

~37,113

County Population

2020 Census

\$55,357

Median HH Income

City of Mt. Vernon (2024)

\$58,082

Median HH Income

ZIP 62864 (2024)

\$124,800

Median Home Value

ZIP 62864 (2024)

~9,923

Housing Units

ZIP 62864

41.2 years

Median Age

ZIP 62864

+7,300

Daytime Population

Commuter Inflow

PARCEL IDENTIFICATION MAPS - Will Subdivide

205 N 44th St., Mt Vernon, IL 62864



Parcel 06-26-377-005 | 2.00 Acres



Parcel 06-26-377-008 | 2.86 Acres



Parcel 06-26-377-010 | 3.54 Acres



Parcel 06-35-202-011 | 0.10 Acres

INDUSTRIAL PROPERTY SUMMARY

205 N 44TH ST

LISTING # 3251

LOCATION DETAILS:

Parcel #: 06-26-377-010, 06-35-202-011, 06-26-377-005, 06-26-377-008
County: IL - Jefferson
Zoning: B2 & B3

PROPERTY OVERVIEW:

Building SF: 29,044
Office SF: 4,380
Warehouse SF: 24,664
Min Divisible SF: 5,000
Max Contig SF: 26,805
Lot Size: 8.44 Acres
Frontage: +/- 1,200'
Depth: varies
Parking Spaces: 100
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 2001
Clear Ht Min: 10
Clear Ht Max: 24
Bay Spacing: 25' x 50'
Construction Type: Mixed
Roof: 2001
Floor Type: Reinforced Concrete
Floor Thickness: 4"

FACILITY INFORMATION:

Heat: Gas
AC: Central
Lighting: Fluorescent, LED
Sprinklers: Wet Pipe System, Yes
Insulated: Yes
Ventilation: Yes
Compressed Air: Yes
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: Yes
Floor Drains: Yes

LOADING & DOORS:

Drive In Doors: 4
Drive In Door Size: Main Building: 8' x 10, 12' x 14', 8' x 12'
Secondary Building 50' x 100': 14' x 14'

TRANSPORATION:

Interstate Access: I-64 & I 57
Airport Access: Marion-Williamson County Regional Airport (MWA),



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INDUSTRIAL PROPERTY SUMMARY PG 2

205 N 44TH ST

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
Amps:	800
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$71,235.02
Tax Year:	2024



SALE/LEASE INFORMATION:

Sale Price:	\$4,000,000
Lease Rate:	Contact Broker

PROPERTY DESCRIPTION:

29,044 SF office/warehouse & retail showroom on +/- 8.44 Ac will divide. The main building contains 24,044 square feet and is divided between approximately 19,664 square feet of warehouse and service space and 4,380 square feet of improved office space distributed across the ground floor and a partial second-floor mezzanine. 5 offices on the 1st floor and 5 offices on the second floor. Three overhead doors serve the main building: (1) 8' x 10'-, (1) 12' x 14', and (1) 8' x 12'. A separate freestanding secondary building on the property measures 50 feet by 100 feet (5,000 SF) with (1) 14' x 14' overhead door . The two buildings together provide 24,664 square feet of combined warehouse and service area and 4,380 square feet of office space. Parking accommodates approximately 100 vehicles on-site. Both buildings are pre-engineered steel frame construction with metal panel exteriors. The main building features a primary steel column-and-beam frame on 25-foot by 50-foot bay spacing, with a clear height of 24 feet in warehouse areas. The main building roof is a pre-engineered standing seam metal panel system by the building manufacturer, installed over steel purlin framing with batt insulation and a top stud track system. The complex is fully sprinklered throughout. Both heating and air conditioning are provided facility-wide. Three-phase electric service is in place. A compressed air system serves the service and warehouse areas. Floor drains are provided in applicable service bays. Men's and women's restrooms are located within the main building. The property is additionally equipped with an elevator serving the mezzanine level along with a folk lift off loading area and a security system.



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