

FOR SALE -AND- LEASE

1325 N Broad St.,
Carlinville, IL 62626



FOR SALE: 44,000 SF OFFICE/WAREHOUSE | FOR LEASE: 34,300 SF WAREHOUSE SPACE

BARBERMURPHY
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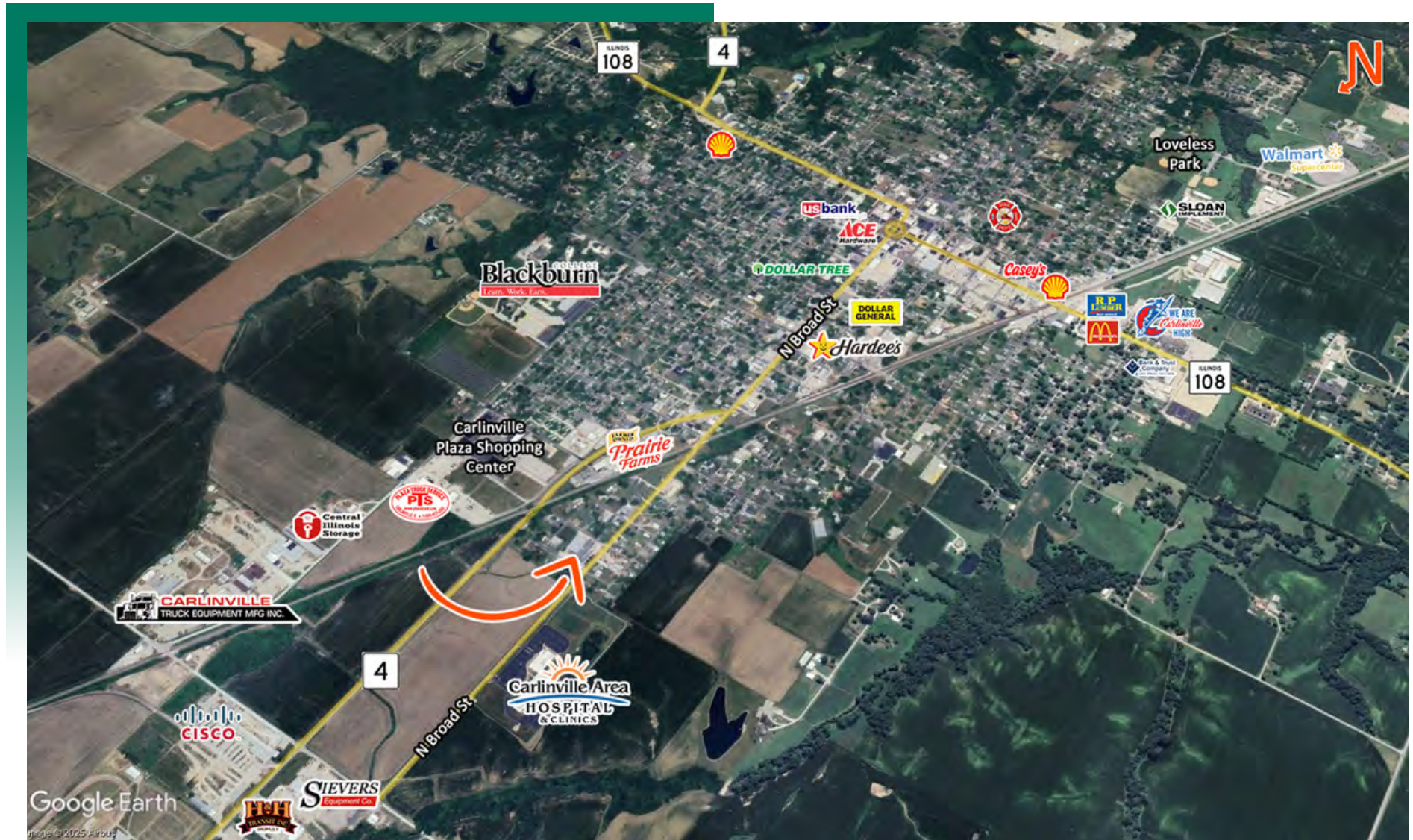
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

1325 N Broad St., Carlinville, IL 62626



LOCATION DESCRIPTION

Located in Carlinville, IL the county seat for Macoupin County. Population of 7,000 people. Several of the largest employers in town are Prairie Farms, Cisco Steel and Karmak and Carlinville Area Hospital. 12 miles to interstate 55. Route 4 is the North & South arterial highway with Route 108 as the East and West arterial highway.

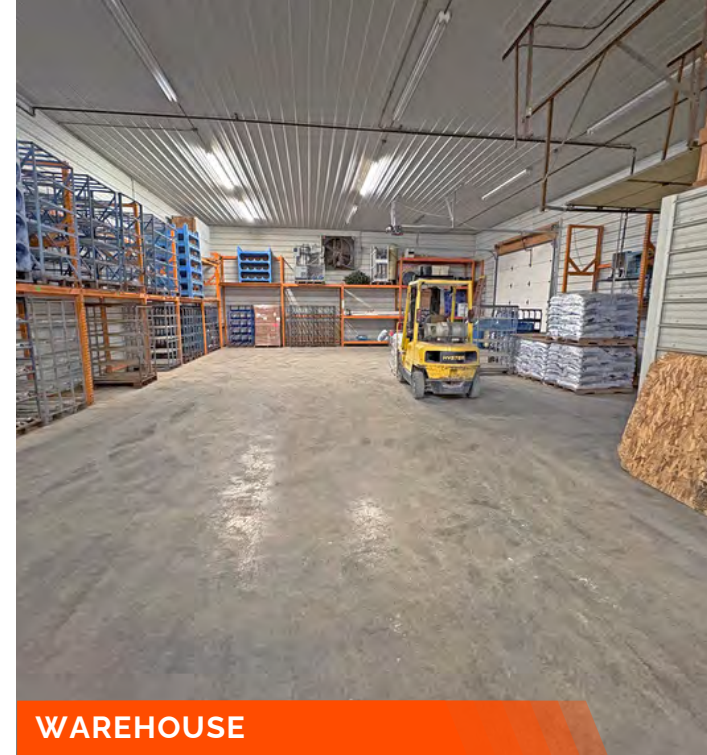
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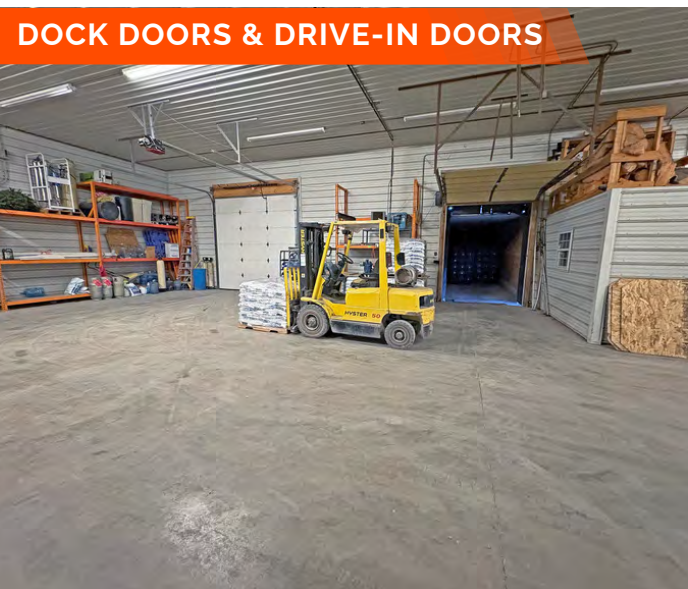




NORTH SIDE EXTERIOR



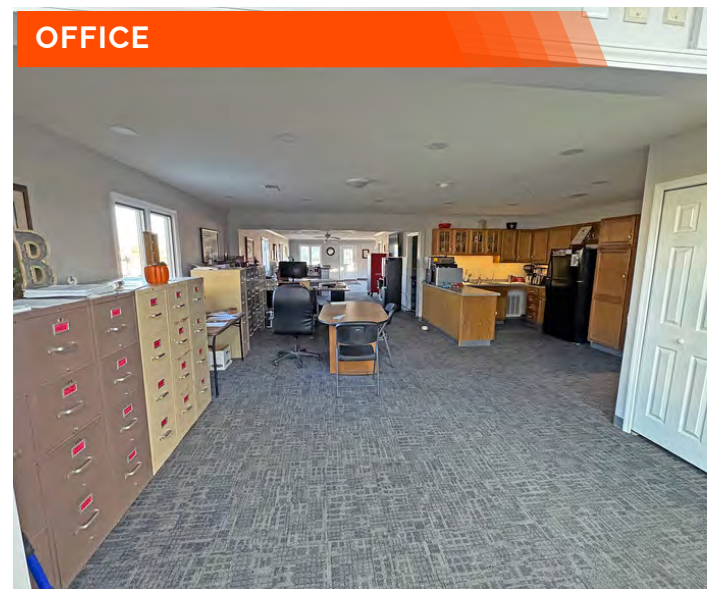
WAREHOUSE



DOCK DOORS & DRIVE-IN DOORS



DOCK DOORS



OFFICE

PROPERTY HIGHLIGHTS



9,350 SF
OFFICE
SPACE



34,300 SF
WAREHOUSE
SPACE



(3) DRIVE-IN
DOORS



(4) DOCK
DOORS



24' CLEAR
SPAN



ON 3.01
ACRES

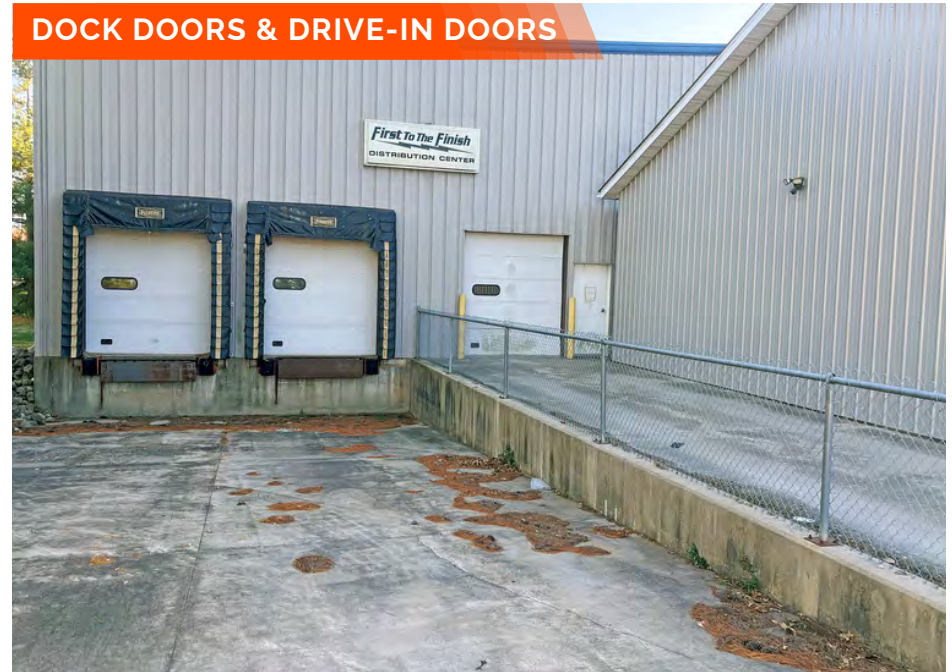
PROPERTY PHOTOS

1325 N Broad St., Carlinville, IL 62626

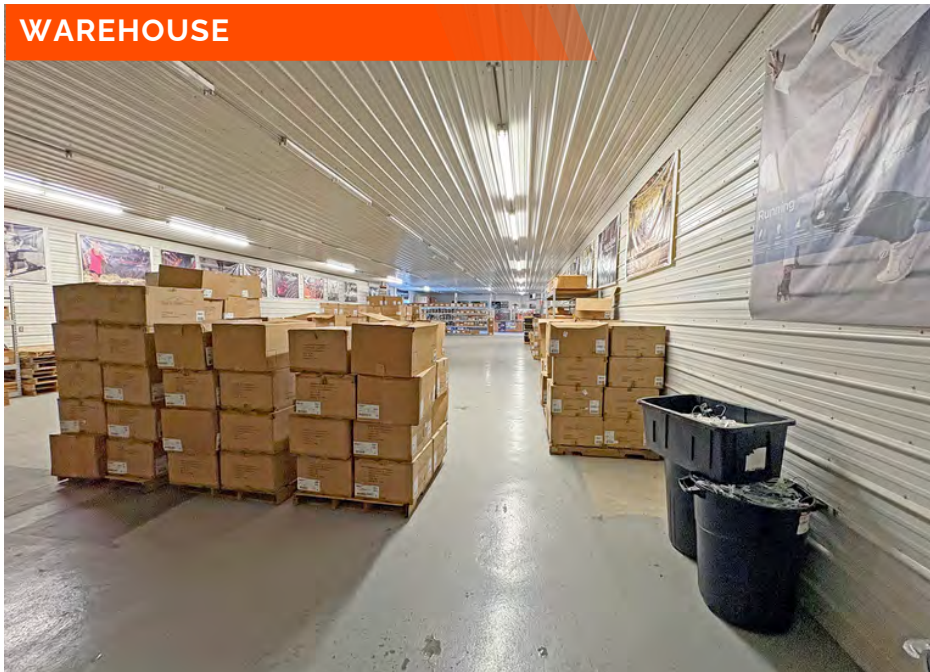
EXTERIOR



DOCK DOORS & DRIVE-IN DOORS



WAREHOUSE



DRIVE-IN DOORS



PROPERTY PHOTOS - WAREHOUSE

1325 N Broad St., Carlinville, IL 62626



INDUSTRIAL PROPERTY SUMMARY

1325 N BROAD ST

LISTING

3156

LOCATION DETAILS:

Parcel #: 1121330002, 1121330004 & 1121330005

County: IL - Macoupin

Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 44,000

Vacant SF: 34,300

Office SF: 9,350

Warehouse SF: 34,300

Min Divisible SF: 44,000

Lot Size: 3.01 Acres

Frontage: 340

Depth: 480

Parking Spaces: 40

Archeological: No

Environmental: No

Survey: No

STRUCTURAL DATA:

Year Built: 1992

Renovated: 1998

Clear Ht Min: 16

Clear Ht Max: 24

Bay Spacing: 30' x 60'

Construction Type: Mixed

Roof: Asphalt, Steel

Floor Type: Reinforced Concrete

Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Throughout

AC: Office

Lighting: LED

Sprinklers: None

Insulated: Yes

Ventilation: Yes

Compressed Air: No

Restrooms Men: Yes

Restrooms Womens: Yes

Showers: No

Floor Drains: No

LOADING & DOORS:

Dock Doors: (3) 8x8 & (1) 8x9

of Dock Doors: 4

Dock Levelers: No

Dock Leveler Capacity: N/A

Drive In Doors: 3

Drive In Door Size: (1) 12x14 & (2) 12x12

TRANSPORATION:

Interstate Access: 12 miles to Interstate 55



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INDUSTRIAL PROPERTY SUMMARY PG 2

1325 N BROAD ST

UTILITY INFO:

Water Provider:	Carlinville
Water Location:	On Site
Sewer Provider:	Carlinville
Sewer Location:	On Site
Gas Provider:	Ameren Illinois
Gas Location:	On Site
Electric Provider:	Ameren Illinois
Electric Location:	On Site
Voltage Low:	120
Voltage High:	480
Amps:	600
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$18,540.00
Tax Year:	2024



SALE/LEASE INFORMATION:

REDUCED Sale Price:	\$940,000
Price / SF:	\$21.36
Lease Rate:	\$5.00/SF
Lease Type:	Gross

PROPERTY DESCRIPTION:

44,000 SF office/warehouse on 3.01 acres. 9,350 SF of office space and 34,300 SF of warehouse space. (4) docks and (3) drive-in doors. 24' clear span warehouse.

Bloome Water occupies 4,850 SF. Gross Annual Rental Income: \$28,000. Lease terms through March 31st, 2027. Seller financing available.