

FOR SALE

3782 Hotze Rd.,
Salem, IL 62881



INDUSTRIAL FACILITY WITH 7.66 ACRES OF CONCRETE-PAVED YARD

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

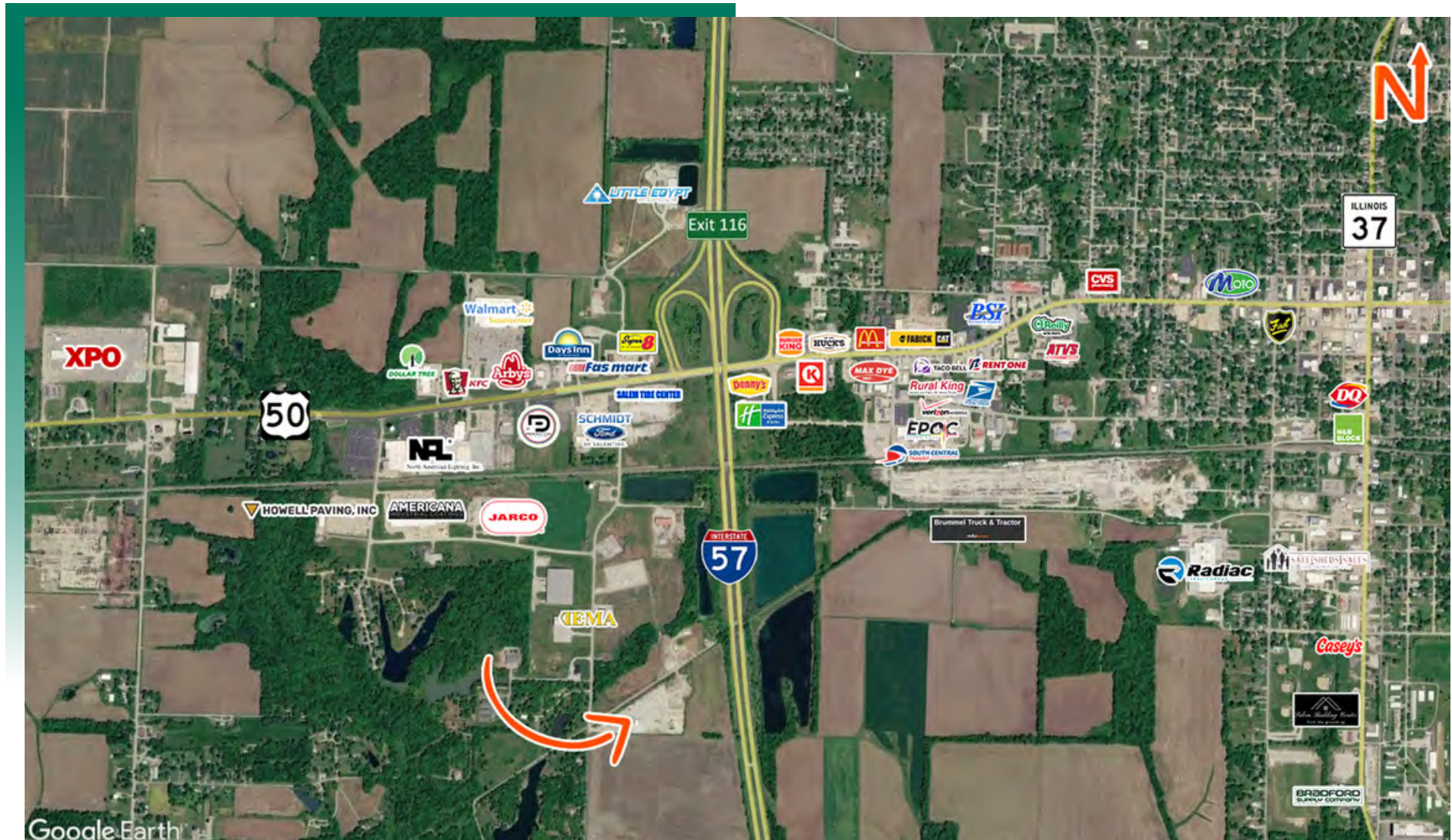
Cole Hensel
Broker Associate
Office: (618) 277-4400 (Ext. 28)
Cell: (618) 606-2646
coleh@barbermurphy.com



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

3782 Hotze Rd., Salem, IL 62881



LOCATION OVERVIEW

Situated just minutes from I-57 and U.S. Highway 50, the site provides convenient connectivity to major transportation corridors serving Southern Illinois, St. Louis, Evansville, and beyond. Salem is a well-established regional hub for manufacturing, agriculture, logistics, and construction-related businesses, making this location ideal for contractor yards, equipment storage, trucking operations, and industrial service companies. The property's combination of strategic highway access and expansive outdoor storage creates an exceptional opportunity for owner-users seeking a centrally located heavy commercial facility.

PROPERTY PHOTOS

3782 Hotze Rd., Salem, IL 62881

EXTERIOR WAREHOUSES



WAREHOUSE



EXTERIOR WAREHOUSES



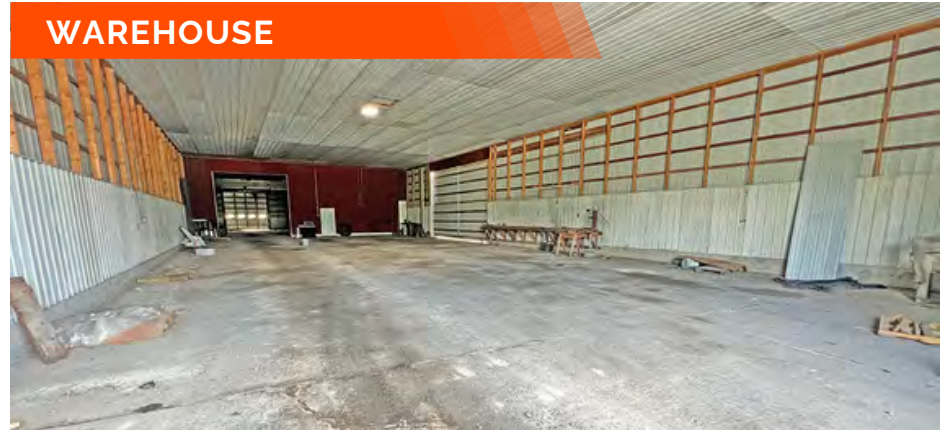
WAREHOUSE



PAVED LAYDOWN YARD



WAREHOUSE



PROPERTY INFORMATION

3782 Hotze Rd., Salem, IL 62881

INDUSTRIAL BUILDING

- 11,424 SF industrial facility
- Four drive-in doors with varying sizes
- Ideal for equipment maintenance, fabrication, warehousing, and contractor operations
- Efficient layout for heavy equipment, trucks, and oversized materials

IMPROVED CONCRETE YARD

- Approximately 7.66 acres of fully concrete-paved yard
- Ideal for equipment staging, fleet parking, material storage, and laydown operations
- Built to accommodate heavy commercial and industrial use
- Rare opportunity to acquire a property with this amount of improved yard area

IDEAL FOR

- Contractors & construction companies
- Utility and infrastructure providers
- Excavation & paving companies
- Trucking & logistics operations
- Crane services & heavy equipment users

ADDITIONAL LAND

- Approximately 9.63 acres of tillable farmland
- Potential supplemental income from existing farm lease
- Farm lease information available upon request

INDUSTRIAL PROPERTY SUMMARY

3782 HOTZE RD

LISTING

3285

FACILITY INFORMATION:

LOCATION DETAILS:

Parcel #: 11-15-100-002 & 1115100001
County: IL - Marion
Zoning: Industrial

Heat: Warehouse Bays
AC: Office
Lighting: LED
Sprinklers: None

PROPERTY OVERVIEW:

Building SF: 11,424
Vacant SF: 11,424
Usable Sqft: 11,424
Office SF: 576
Warehouse SF: 10,848
Min Divisible SF: 11,424
Max Contig SF: 11,424
Lot Size: 22.55 Acres
Frontage: 1,100
Depth: 1,800
Parking Spaces: 50
Parking Surface Type: Concrete
Archeological: No
Environmental: No
Survey: No

Insulated: No
Ventilation: No
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

Drive In Doors: 4
Drive In Door Size: (2)14'x14', (1)14'x12', (1)Sliding 16'x20'

TRANSPORATION:

Interstate Access: 0.9 Miles to I-57

STRUCTURAL DATA:

Year Built: 1979
Renovated: 2018
Clear Ht Min: 18
Clear Ht Max: 18
Bay Spacing: Clear Span
Construction Type: Wood Frame
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness CRM 2: 6"

INDUSTRIAL PROPERTY SUMMARY PG 2

3782 HOTZE RD

UTILITY INFO:

Water Provider:	City of Salem
Water Location:	On Site
Sewer Provider:	City of Salem
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	220
Voltage High:	480
Amps:	225
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$12,349.00
Tax Year:	2025



SALE/LEASE INFORMATION:

Sale Price:	\$548,000
Price / SF:	\$47.97

PROPERTY DESCRIPTION:

The property features an 11,424 SF industrial building equipped with four drive-in doors of varying sizes, providing excellent flexibility for equipment maintenance, fleet storage, fabrication, warehousing, or contractor operations. The existing layout is well suited for businesses requiring efficient movement of heavy machinery, trucks, and oversized materials. One of the property's most valuable assets is its approximately 7.66 acres of fully concrete-paved yard, creating an ideal surface for equipment staging, fleet parking, material storage, laydown operations, and heavy commercial use. Sites with this amount of improved concrete yard are increasingly difficult to find, making this a unique opportunity for contractors, utility companies, excavators, paving companies, trucking operations, crane services, and other industrial users. In addition to the improved yard, the property includes approximately 9.63 acres of tillable farmland, providing potential supplemental income. Current farm lease information is available upon request.