

# Crane Served / Rail Served Manufacturing Facility

1501 Eilerman Ave., Litchfield, IL 62056



- 65,750 SF Manufacturing Warehouse; 3,400 SF Office; 62,350 SF Warehouse
- (2) 8'x9' Dock Doors; (5) 14'x16' Drive-In Doors
- 7 Cranes: (1) 20 Ton; (1) 10 Ton; (5) 5 Ton
- 31' Ceiling Height, 25'x70 Bay Spacing, 6"- 8" Reinforced Concrete Floors
- 3 Phase; 220-240V; 37,500 AMP Electric Service

Reduced Sale Price:  
**\$1,250,000**

**BARBERMURPHY**

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618.277.4400 [barbermurphy.com](http://barbermurphy.com)

Steve Zuber – SIOR, CCIM

C: 314.409.7283

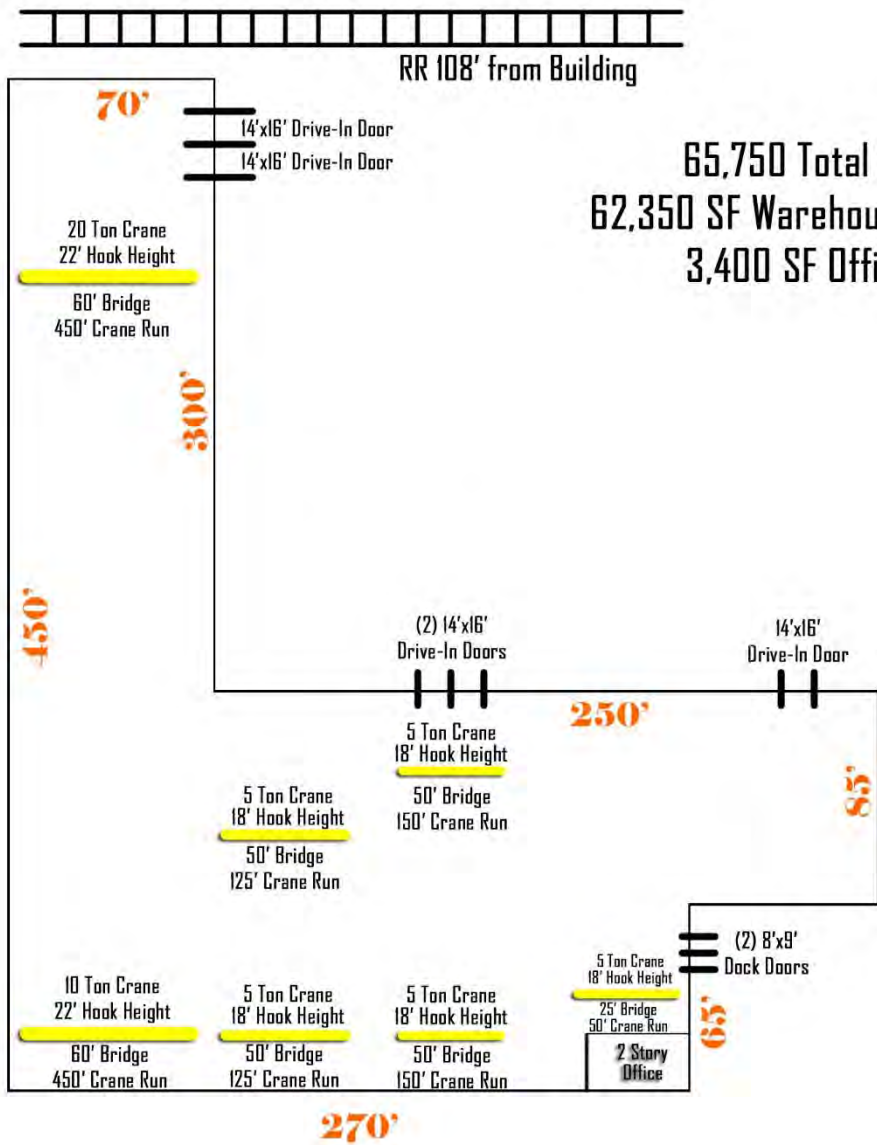
[Steve@barbermurphy.com](mailto:Steve@barbermurphy.com)

Scott Reichmann

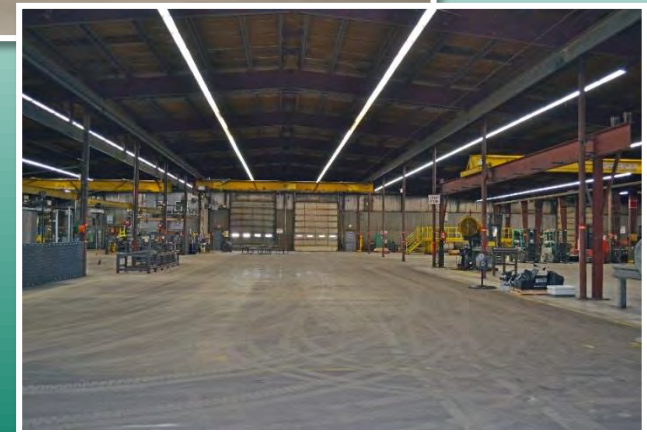
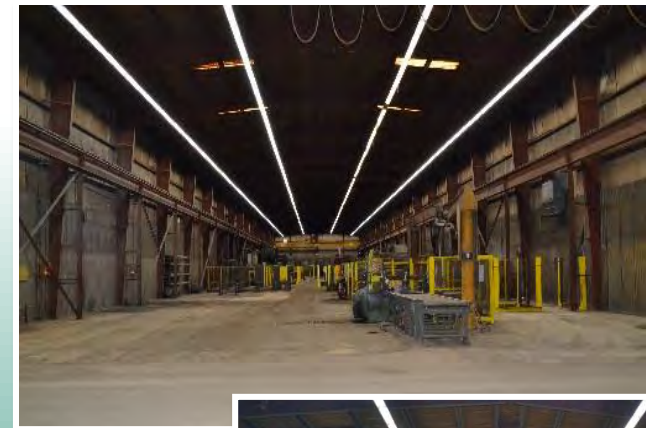
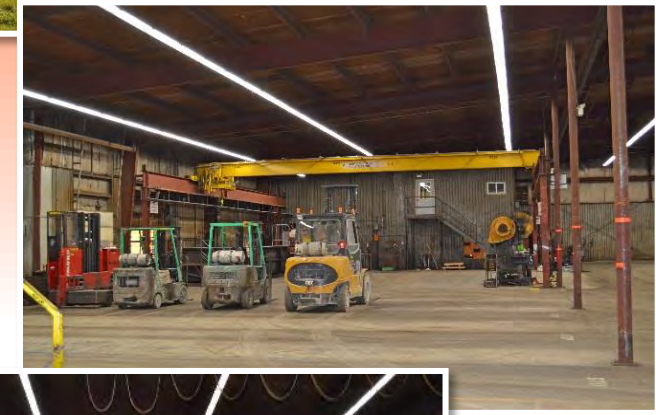
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**65,750 Total SF**  
**62,350 SF Warehouse**  
**3,400 SF Office**



Listing No: 1820

**Industrial  
Manufacturing Warehouse**

1501 Eilerman Ave  
Litchfield, IL 62056

**SALE INFORMATION:**

For Sale: Yes  
 Sale Price: \$1,250,000  
 Sale Price/SF: \$19.01  
 CAP Rate:  
 GRM:  
 NOI:

**LEASE INFORMATION:**

For Lease: No  
 Lease Rate:  
 Lease Type:  
 Net Charges:  
 CAM Charges:  
 Lease Term:

Leasing Comments:

**Total SF Available: 65,750 SF**

**Min Divisible SF: 65,750 SF**

**SQUARE FOOT INFO:**

Building Total: 65,750 SF  
 Total Available: 65,750 SF  
 Direct Lease: 0 SF  
 Sublease: 0 SF  
 Office: 3,400 SF  
 Warehouse: 62,350 SF  
 Min Divisible: 65,750 SF  
 Max Contiguous: 65,750 SF

**LAND MEASUREMENTS:**

Acres: 9.00  
 Frontage: 590' FT  
 Depth: 670' FT

**PROPERTY INFORMATION:**

Parcel No:	15-05-176-020	TIF:	No	Property Tax:	\$92,934.00
County:	Montgomery	Enterprise Zone:	No	Tax Year:	2018
Zoning:	Industrial	Foreign Trade Zone:	No		
Zoning By:	City of Litchfield	Survey:	No		
Industrial Park:		Environmental:	No		
Prior Use:	Manufacturing	Archaeological:	No		

**STRUCTURAL DATA:**

Year Built:	1975	Clearance Min:	20'	Style:	Metal Building
Rehab Year:	1984	Clearance Max:	31'	Roof:	Metal
		Bay Spacing:	25'x70'	Exterior:	Metal
				Floors:	1
				Floor Type:	Reinforced Concrete
				Floor Thickness:	6" - 8"
				Floor Drains:	Yes



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**UTILITY INFORMATION**

<b>Water Provider:</b>	City of Litchfield	<b>Service:</b>	6"	<b>Location:</b>	In Building
<b>Sewer Provider:</b>	City of Litchfield	<b>Service:</b>	6"	<b>Location:</b>	In Building
<b>Gas Provider:</b>	Ameren IL	<b>Service:</b>		<b>Location:</b>	In Building
<b>Electric Provider:</b>	Ameren IL	<b>Service:</b>		<b>Location:</b>	In Building
<b>AMPS:</b>	37,500 KVA	<b>Phase:</b>	3		
<b>Low Volts:</b>	220	<b>High Volts:</b>	440		
<b>Telecom Provider:</b>		<b>Service:</b>		<b>Location:</b>	

**FACILITY INFORMATION**

<b>Truck Dock:</b>	2	<b>Size:</b>	8'x9'	<b>Parking:</b>	70
<b>Dock Levelers:</b>	Yes	<b>Capacity:</b>	25,000 lbs	<b>Surface Type:</b>	Rock
<b>Drive-In Doors:</b>	5	<b>Size:</b>	14'x16'	<b>Yard:</b>	Rock
<b>Box Van Doors:</b>	No			<b>Extra Land:</b>	yes could be built on
<b>Overhead Cranes:</b>	Yes	<b>Size:</b>	1-20 ton, 1-10 ton, 5-5 ton	<b>Additional Facility Information:</b>	
<b>Elevators:</b>	No				
<b>Heating:</b>	Yes	<b>Men's Restroom:</b>	Yes		
<b>Cooling:</b>	Yes	<b>Women's Restroom:</b>	Yes		
<b>Insulated:</b>	Yes	<b>Shower:</b>	Yes		
<b>Sprinklers:</b>	Partial	<b>Ventilation:</b>	Yes		
<b>Lighting:</b>	Fluorescent	<b>Compressed Air:</b>	Yes		
<b>Skylights:</b>	Yes				

**TRANSPORTATION**

<b>Interstate:</b>	I-55; Immediate Access
<b>Rail:</b>	BNSF/Respondek on Site
<b>Barge:</b>	No
<b>Airport:</b>	Litchfield Municipal; Immediate Access

**Listing Broker(s)**

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Cell: (314) 409-7283	Cell: (618) 610-1632

**Comments**

65,750 SF Crane Served Manufacturing Facility for Sale. Building has immediate interstate (I-55) access. Facility is equipped with a total of seven (7) overhead cranes, 2 dock doors, 5 drive-in doors and is set up for manufacturing steel products. City Owned Rail Spur connects to the BNSF RR and is served by Respondek, which is available on Site.

\*Contact Broker for information regarding Rail Service.