

28,000 SF Office / Warehouse for Sale

5 Caine Drive, Madison, IL 62060



- 25,906 SF Warehouse with 2,894 SF Office Space
- Located on 2.2 Acres, Fenced
- (4) 10x10 Dock Doors, (1) 12x16 Grade Level Door
- Heavy Power
- Complete Rehab in October 2018

Reduced Sale Price: \$998,000

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Steve Zuber – SIOR, CCIM
C: 314.409.7283

Steve@barbermurphy.com

James Leopold - CCIM
C: 618.581.1702

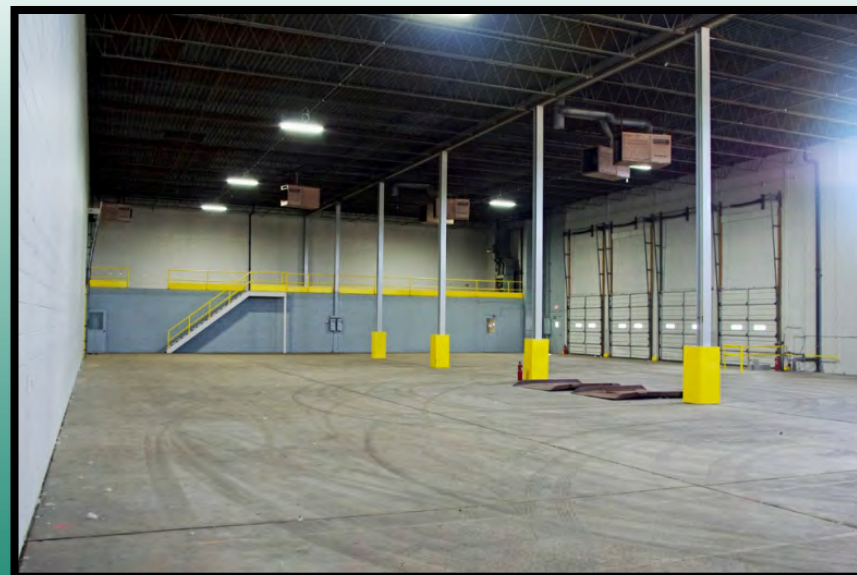
JamesL@barbermurphy.com

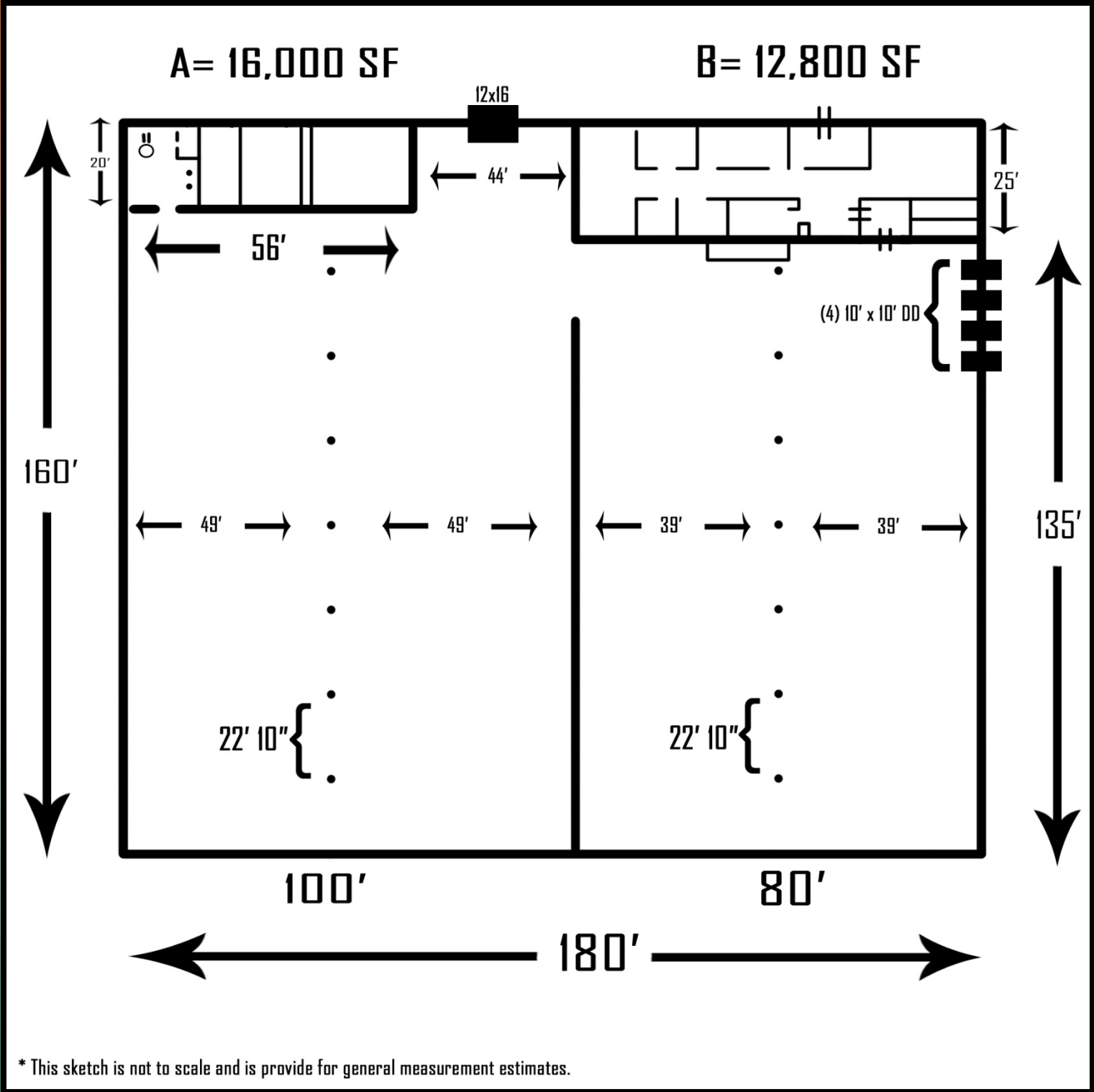




Caine Drive

Google Earth





* This sketch is not to scale and is provide for general measurement estimates.

Listing No: 1999

Industrial

5 Caine Drive
Madison, IL 62060

SALE INFORMATION:

For Sale: Yes
 Sale Price: \$998,000
 Sale Price/SF: \$34.65
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

For Lease: Yes
 Lease Rate:
 Lease Type:
 Net Charges:
 CAM Charges:
 Lease Term:

Leasing Comments:

Property could be made available for lease. Call Steve Zuber at 314-409-7283 for more information.

Total SF Available: 28,800 SF

Min Divisible SF: 28,800 SF

SQUARE FOOT INFO:

Building Total: 28,800 SF
 Total Available: 28,800 SF
 Direct Lease: 0 SF
 Sublease: 0 SF
 Office: 2,894 SF
 Warehouse: 25,906 SF
 Min Divisible: 28,800 SF
 Max Contiguous: 28,800 SF

LAND MEASUREMENTS:

Acres: 2.20
 Frontage: 300 FT
 Depth: 320 FT

PROPERTY INFORMATION:

Parcel No: 17-2-20-30-07-201-003
 County: Madison
 Zoning: Industrial
 Zoning By: City of Madison
 Industrial Park:
 Prior Use: Manufacturing



TIF: Yes
 Enterprise Zone: No
 Foreign Trade Zone: No
 Survey: Yes
 Environmental: Yes
 Archaeological: No
 Property Tax: \$26,983.64
 Tax Year: 2017

STRUCTURAL DATA:

Year Built:	1968	Clearance Min:	24'	Style:	Cinder Block
Rehab Year:	2018	Clearance Max:	24'	Roof:	Flat
		Bay Spacing:	30 x 50	Exterior:	Brick/Cinder Block
				Floors:	1
				Floor Type:	Concrete
				Floor Thickness:	8"
				Floor Drains:	Yes

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UTILITY INFORMATION

Water Provider:	Illinois American	Service:	2-3" Main w/ 2 Back-flow Preventers	Location:	On Site
Sewer Provider:	Metro East Sanitary	Service:		Location:	On Site
Gas Provider:	Ameren Illinois	Service:	4" Main	Location:	On Site
Electric Provider:	Ameren Illinois	Service:		Location:	On Site
AMPS:	1000 KVA	Phase:	3		
Low Volts:	220	High Volts:	480		
Telecom Provider:	Charter / AT&T	Service:		Location:	On Site

FACILITY INFORMATION

Truck Dock:	4	Size:	10' x 10'	Parking:	40
Dock Levelers:	No	Capacity:	N/A	Surface Type:	Asphalt
Drive-In Doors:	1	Size:	12' x 16'	Yard:	1/4 Acre
Box Van Doors	No			Extra Land:	
Overhead Cranes:	No	Size:	N/A N/A	Additional Facility Information:	
Elevators:	N/A				Environmental Clean up performed by SCI Engineering. NFA letter in progress.
Heating:	Yes	Men's Restroom:	Yes		
Cooling:	Office	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	Yes		
Sprinklers:	No	Ventilation:	Yes		
Lighting:	LED on Motion Sensors	Compressed Air:	No		
Skylights:	Yes				

TRANSPORTATION

Interstate:	I-70 & I-64
Rail:	St. Louis Reload 2 Miles
Barge:	N/A
Airport:	STL DT Airport - 7 miles. Lambert - 15 Miles

Comments

Electric Service is 3 Phase with two overhead transformers bringing in both 220/440 and 227/480 w/ it's own sub station.
Building was recently renovated with LED lighting on motion sensors, windows, tuck pointing, electrical work, asphalt parking lot, remodeled offices and paint on exterior and interior of building. New down spouts and drainage improvements.

Listing Broker(s)

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steve@barbermurphy.com
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