

Office/Warehouse for Sale



Sale Price: \$125,900

- 2,000 SF Office/Warehouse
- 10'x12' Drive-In Door
- Reception Area, Office and Full Bath
- Updates completed in 2012

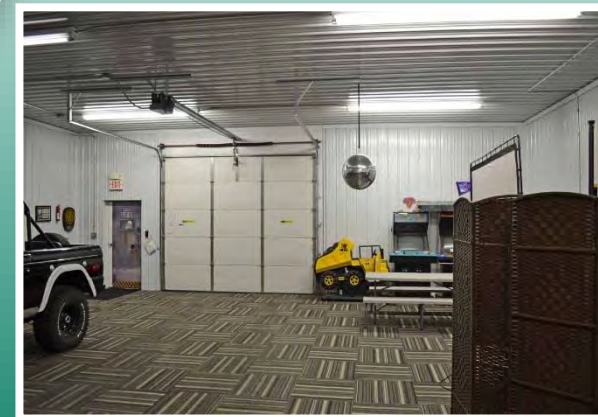
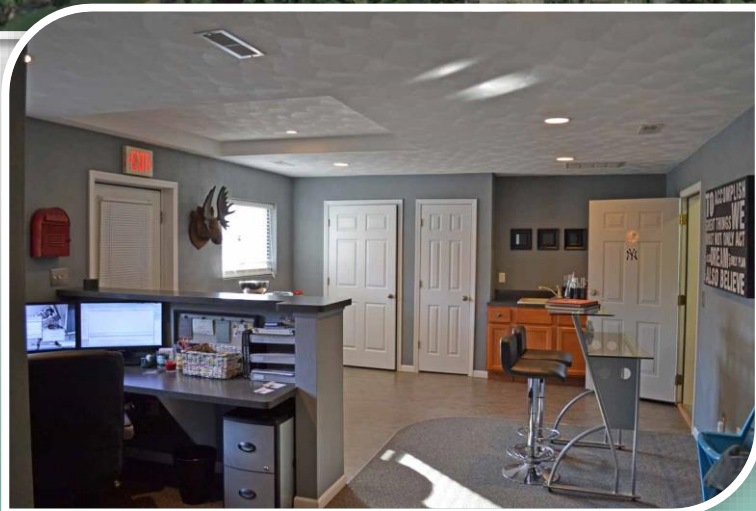
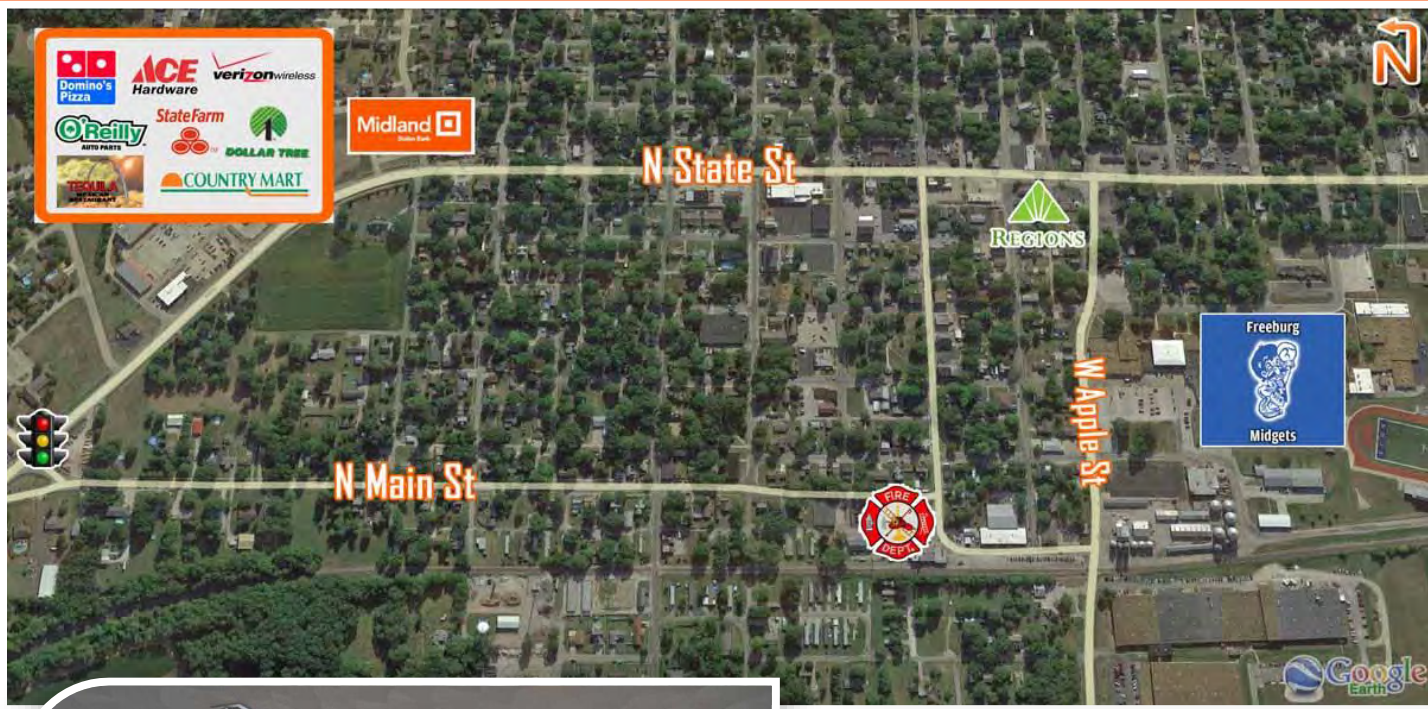
BARBERMURPHY

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BARBERMURPHY

Listing No: 2028

**Industrial
Warehouse/storage**

West White Street
Freeburg, IL 62243

SALE INFORMATION:

For Sale: Yes
 Sale Price: \$125,900
 Sale Price/SF: \$62.95
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

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

Leasing Comments:

Total SF Available: 1,980 SF

Min Divisible SF: 1,980 SF

SQUARE FOOT INFO:

Building Total: 1,980 SF
 Total Available: 1,980 SF
 Direct Lease: 0 SF
 Sublease: 0 SF
 Office: 540 SF
 Warehouse: 1,440 SF
 Min Divisible: 1,980 SF
 Max Contiguous: 1,980 SF

LAND MEASUREMENTS:

Acres: 0.25
 Frontage: 60' FT
 Depth: 150' FT

PROPERTY INFORMATION:

Parcel No:	14-19.0-437-026	TIF:	No	Property Tax:	\$2,283.70
County:	St. Clair	Enterprise Zone:	No	Tax Year:	2017
Zoning:	PS-B1	Foreign Trade Zone:	No		
Zoning By:	City of Freeburg	Survey:	No		
Industrial Park:		Environmental:	No		
Prior Use:	Warehouse/Office	Archaeological:	No		

STRUCTURAL DATA:

Year Built:	2006	Clearance Min:	12'	Style:	Pre-Eng. Metal
Rehab Year:	2012	Clearance Max:	14'	Roof:	Metal
		Bay Spacing:		Exterior:	Metal
				Floors:	1
				Floor Type:	Concrete
				Floor Thickness:	6"
				Floor Drains:	No



West White Street
Freeburg, IL 62243

UTILITY INFORMATION

Water Provider:	City of Freeburg	Service:		Location:	On Site
Sewer Provider:	City of Freeburg	Service:		Location:	On Site
Gas Provider:	Ameren IL	Service:		Location:	On Site
Electric Provider:	Ameren IL	Service:		Location:	On Site
AMPS:	100 KVA	Phase:	Single		
Low Volts:	120	High Volts:	240		
Telecom Provider:	Charter	Service:		Location:	On Site

FACILITY INFORMATION

Truck Dock:	0	Size:	N/A	Parking:	8
Dock Levelers:	N/A	Capacity:	N/A	Surface Type:	Rocked
Drive-In Doors:	1	Size:	10' x 12'	Yard:	Rocked
Box Van Doors:	No			Extra Land:	None
Overhead Cranes:	No	Size:	N/A N/A	Additional Facility Information:	
Elevators:	N/A				
Heating:	Yes	Men's Restroom:	Yes		
Cooling:	Yes	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	Yes		
Sprinklers:	No	Ventilation:	No		
Lighting:	T-9	Compressed Air:	No		
Skylights:	No				

TRANSPORTATION

Interstate:
Rail:
Barge:
Airport:

Listing Broker(s)

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Comments

Building was redone in 2012 and 2013 with paint, new bathroom, HVAC and industrial carpet in the warehouse area. There is a reception area, office and full bathroom with Shower. Rocked parking lot in the rear as well as street parking with large ground level overhead door.