

Industrial Investment Property

10073 Ellis Rd.
St. Jacob, IL 62281



Sale Price: \$1,900,000 - NOI: \$83,094

- **Industrial Complex Investment for Sale**
- **10.5 Acre Industrial Site with 12 adjacent Acres of Farm Ground**
- **Multiple Buildings totaling 61,415 SF**

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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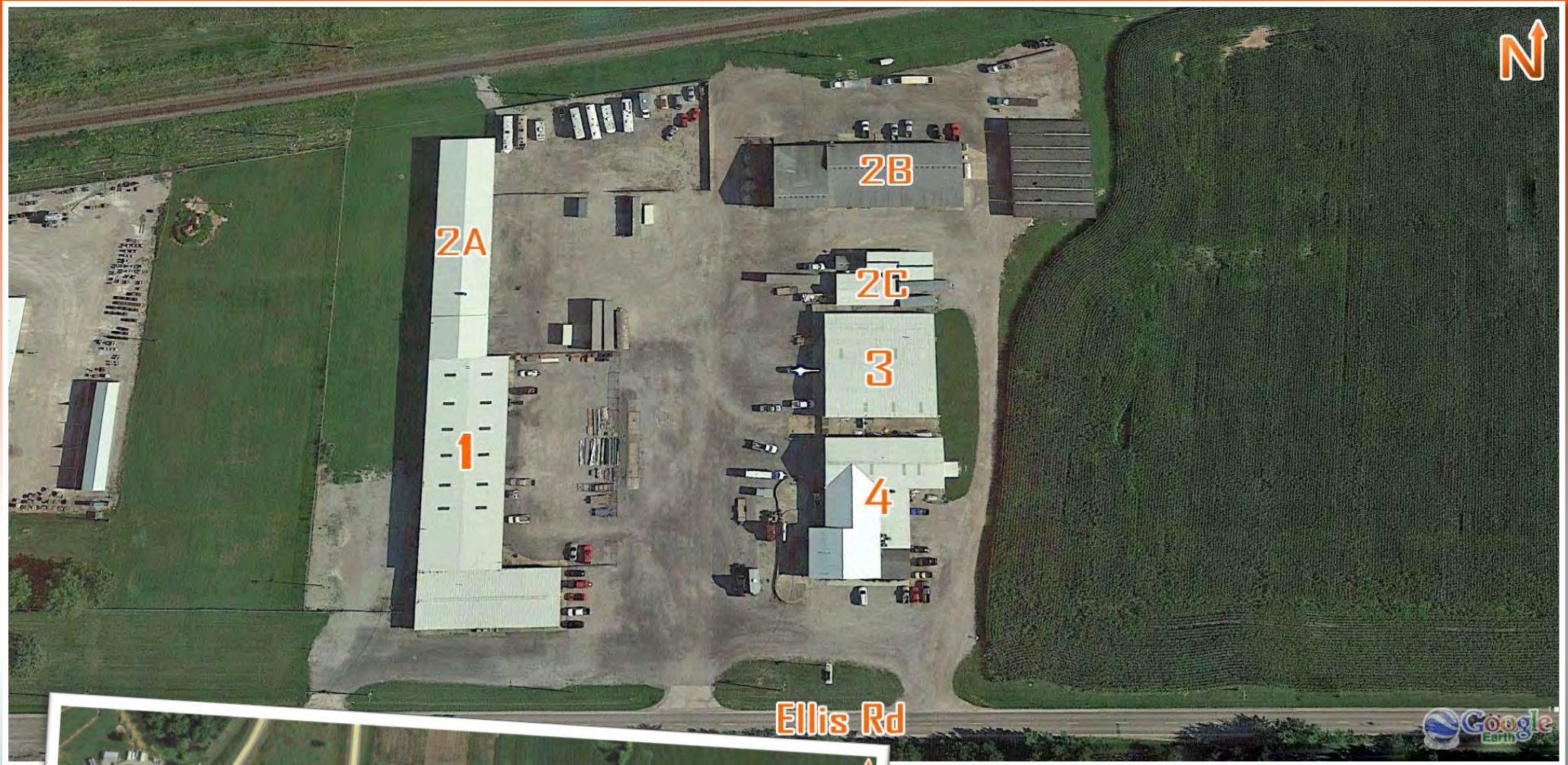
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- Multiple Buildings on 10.5 Acres
- Additional 12 Acres available to the east of the property
- Property is located right off IL Route 4 and only 3.0 Miles to I-70

Listing No: 989

Industrial

Total Units:

10073 Ellis Road
St. Jacob, IL 62281

SALE INFORMATION:

For Sale: Yes
Sale Price: \$1,900,000
Sale Price/SF: \$30.90
CAP Rate: 4.37%
GRM: 22.86
NOI: \$83,094

PROPERTY INFORMATION:

Parcel No: 05-1-23-08-00-000-008
County: Madison
Zoning: M-2
Zoning By:
Complex: Industrial Site
Acres: 22.50
Property Tax: \$18,663.40
Tax Year: 2017



STRUCTURAL DATA:

Year Built: 1970
Rehab Year: 2015
Floors:
Roof: Metal
Exterior:

FACILITY INFORMATION

Elevator: N/A
Heating: Varies per Bldg
Cooling: Varies per Bldg
Parking:
Surface Type: Gravel

INCOME

Gross Rental Income \$108,600.00
Gross Other Income
Total Income \$108,600.00

EXPENSES:

Property Taxes \$18,663.40
Insurance \$6,843.00
CAM
Utilities
Property Management
Total Expenses \$25,506.40

Property Amenities

Unit Amenities

Comments

Industrial Complex Investment for sale. Sits on 10.5 Acres with 12 Adjacent acres currently being tenant farmed. Complex currently only has 1 Space Vacant. 10,400 SF was recently vacated. Listed for lease at \$4.00 Modified Gross.

Listing Broker(s)

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NOI

\$83,093.60