

FOR SALE
-AND-
LEASE

1226 Bissell Street
Venice, IL 62090

REDUCED SALE PRICE: \$21/SF
LEASE RATE: \$4.00/SF Gross

118,935 SF WAREHOUSE/MANUFACTURING FACILITY

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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PROPERTY PHOTOS

1226 BISSELL ST., VENICE, IL 62090

EXTERIOR PHOTO

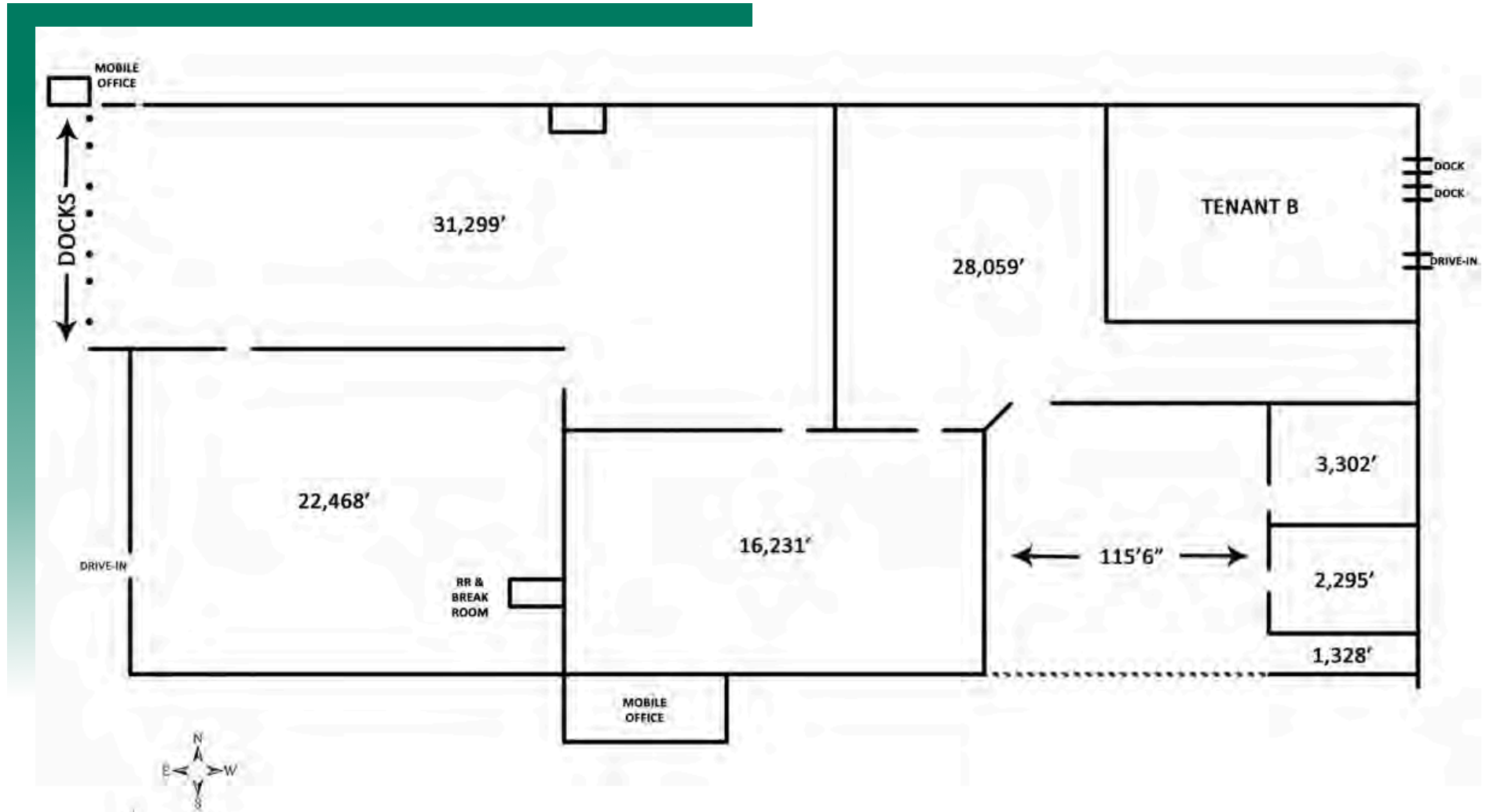


EXTERIOR PHOTO



FLOOR PLAN

1226 BISSELL ST., VENICE, IL 62090



*Not to scale

AREA MAP

1226 BISSELL ST., VENICE, IL 62090



LOCATION OVERVIEW

Located within 1 mile of I-55/70 and 5 Miles to I-270. 1 mile to rail, 2 miles to the Mississippi River and 15 miles to Lambert St. Louis International Airport.

INDUSTRIAL PROPERTY SUMMARY

1226 BISSELL ST., VENICE, IL 62090

#502

SALE/LEASE INFORMATION:

| | |
|----------------|-------------|
| Sale Price: | \$2,500,000 |
| Sale Price/SF: | \$21.00 |
| Lease Rate: | \$4.00/SF |
| Lease Type: | Gross |

SQUARE FOOT INFO:

| | |
|------------------|------------|
| Building Total: | 118,935 SF |
| Total Available: | 118,935 SF |
| Office: | 2,000 SF |
| Warehouse: | 116,935 SF |

LAND MEASUREMENTS:

| | |
|-----------|---------|
| Acres: | 10.0 AC |
| Frontage: | FT |
| Depth: | FT |

PROPERTY INFORMATION:

| | |
|---------------------|-----------------------|
| Parcel No: | 21-1-19-25-00-000-009 |
| County: | Madison |
| Zoning: | Industrial |
| TIF: | Yes |
| Enterprise Zone: | Yes |
| Foreign Trade Zone: | No |
| Survey: | No |
| Environmental: | Yes |
| Archaeological: | No |
| Property Tax: | \$12,537 |
| Tax Year: | 2022 |

STRUCTURAL DATA:

| | |
|------------------|------------|
| Year Built: | 1940 |
| Rehab Year: | 2021 |
| Clearance Min: | 16' |
| Clearance Max: | 24' |
| Bay Spacing: | |
| Style: | Metal |
| Roof Type & Age: | Metal |
| Exterior: | Metal Skin |
| Floors: | 1.5 |
| Floor Type: | Concrete |
| Floor Thickness: | 6" |
| Floor Drains: | |

FACILITY INFORMATION:

| | |
|-------------------|----------|
| Heating: | Gas Heat |
| Cooling: | Office |
| Insulated: | No |
| Sprinklers/Type: | Dry |
| Skylights: | Yes |
| Floor Drains: | |
| Ventilation: | No |
| Compressed Air: | Yes |
| Lighting: | |
| Men's Restroom: | Yes |
| Women's Restroom: | Yes |
| Shower: | No |

ACCESS POINTS:

| | |
|-----------------|-----|
| Truck Dock: | 25 |
| Dock Levelers: | Yes |
| Drive-In Doors: | 2 |

PARKING:

| | |
|---------------|----------------|
| Spaces: | 7 Acres |
| Surface Type: | Asphalt/Gravel |
| Yard: | Rocked/Faneced |
| Extra Land: | |

UTILITY INFORMATION:

| | |
|--------------------|---------------------|
| Water Provider: | IL American |
| Size & Location: | On Site |
| Sewer Provider: | Metro East Sanitary |
| Size & Location: | On Site |
| Gas Provider: | Ameren |
| Size & Location: | On Site |
| Electric Provider: | Ameren |
| Size & Location: | On Site |
| AMPS: | 1,000 |
| Phase: | 3 Phase |
| High Volts: | 440 |
| Low Volts: | 240 |

INDUSTRIAL PROPERTY SUMMARY

1226 BISSELL ST., VENICE, IL 62090

#502



COMMENTS:

118,935 SF Warehouse / Manufacturing Facility, plus 8,000 SF lower level storage area. 16'-24' ceiling height, 25 dock doors, 2 drive-in doors and 10 acres fenced and gated for outside storage.

