

140,000 SF Crane Served / Rail Served Facility on 16.6 Acres

10 Washington Avenue, Madison, IL 62060



Building Lease: \$2.00/SF, NNN
Land Lease (13 Acres): \$1,815/Acre/Month
Sale Price: \$2,900,000

- (2) 10 Ton Cranes with 120' Span
- 30' - 40' Ceilings
- Norfolk Southern Rail Spur | Switch required
- Large Yard – 13+ Acres, fenced and rocked
- TIF District | Zoned I-1 Industrial
- May Divide for Lease

BARBERMURPHY

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

Steve Zuber – CCIM, SIOR
C: 314.409.7283

Steve@barbermurphy.com

James Leopold – CCIM
C: 618.581.1702

JamesL@barbermurphy.com



Listing No: 121

Industrial
Steel Manufacturing

10 Washington Ave
Madison, IL 62060

SALE INFORMATION:

For Sale: Yes
Sale Price: \$2,900,000
Sale Price/SF: \$20.71
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$2.00
Lease Type: NNN
Net Charges: \$0.50
CAM Charges:
Lease Term:

Leasing Comments:

Will divide for lease
Rocked and Fence land available for lease at \$1,815/Acre/Month.

Lease rate for dry warehouse space is \$2.00/SF, NNN

Total SF Available: 140,000 SF

Min Divisible SF: 140,000 SF

SQUARE FOOT INFO:

Building Total: 140,000 SF
Total Available: 140,000 SF
Direct Lease: 140,000 SF
Sublease: 0 SF
Office: 1,500 SF
Warehouse: 138,500 SF
Min Divisible: 140,000 SF
Max Contiguous: 140,000 SF

LAND MEASUREMENTS:

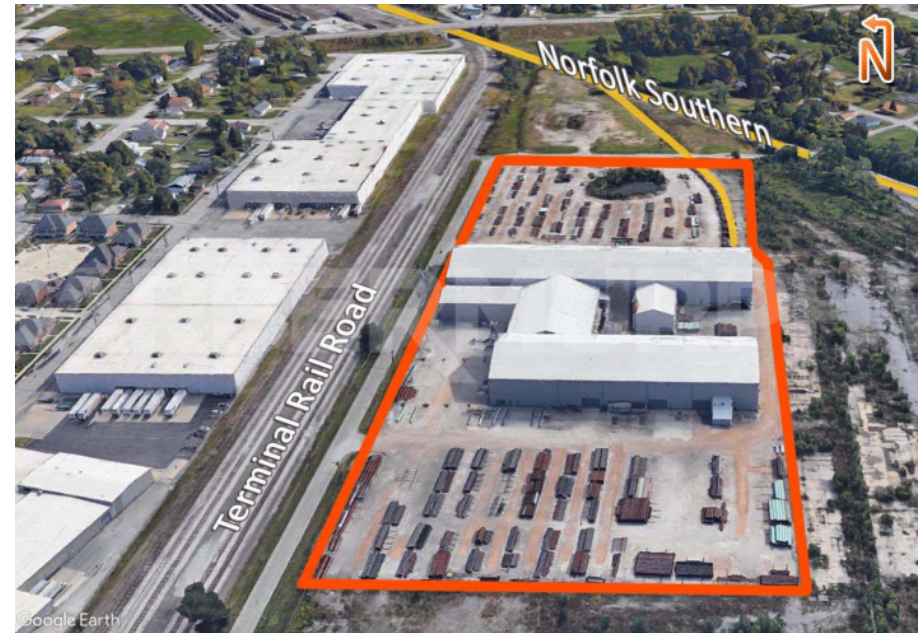
Acres: 16.60
Frontage: 1,388' FT
Depth: 558' FT

PROPERTY INFORMATION:

Parcel No:	21-1-19-36-08-201-002/07-201-001	TIF:	Yes	Property Tax:	\$27,582.00
County:	Madison	Enterprise Zone:	No	Tax Year:	2017
Zoning:	I1-Industrial	Foreign Trade Zone:	No		
Zoning By:	Madison	Survey:	No		
Industrial Park:	Steel Manufacturing	Environmental:	No		
Prior Use:	Steel Manufacturing	Archaeological:	No		

STRUCTURAL DATA:

Year Built:	1960	Clearance Min:	30'	Style:	Metal
Rehab Year:	1999	Clearance Max:	40'	Roof:	Metal
		Bay Spacing:	Clear Span	Exterior:	Metal
				Floors:	1
				Floor Type:	Reinforced Concrete
				Floor Thickness:	Varies
				Floor Drains:	No



10 Washington Ave
Madison, IL 62060

UTILITY INFORMATION

Water Provider:	IL American	Service:		Location:	On Site
Sewer Provider:	Metro East	Service:		Location:	On Site
Gas Provider:	Ameren IL	Service:		Location:	On Site
Electric Provider:	Ameren IL	Service:		Location:	On Site
AMPS:		Phase:	3		
Low Volts:	277	High Volts:	480		
Telecom Provider:	AT & T	Service:		Location:	On Site

FACILITY INFORMATION

Truck Dock:	0	Size:	N/A	Parking:	
Dock Levelers:	N/A	Capacity:	N/A	Surface Type:	Rocked
Drive-In Doors:	10	Size:	Varies	Yard:	
Box Van Doors:	No			Extra Land:	
Overhead Cranes:	Yes	Size:	(2) 10-Ton w/120' Span	Additional Facility Information:	
Elevators:	No				
Heating:	No	Men's Restroom:	Yes		
Cooling:	No	Women's Restroom:	No		
Insulated:	No	Shower:	No		
Sprinklers:	No	Ventilation:	No		
Lighting:	LED	Compressed Air:	No		
Skylights:	No				

TRANSPORTATION

Interstate:	I-70/255
Rail:	Norfolk Southern
Barge:	Granite City Terminal - 3 miles
Airport:	Lambert 20-Miles St. Louis Downtown 5- Miles

Listing Broker(s)

Steve Zuber SIOR, CCIM
Office: (618) 277-4400
steve@barbermurphy.com
Cell: (314) 409-7283

James Leopold CCIM
Office: (618) 277-4400
jamesl@barbermurphy.com
Cell: (618) 581-1702

Comments

Crane Served building for sale or lease - (2) 10 Ton Cranes. 120' Span
Norfolk Southern Rail Served (Switch has been removed)