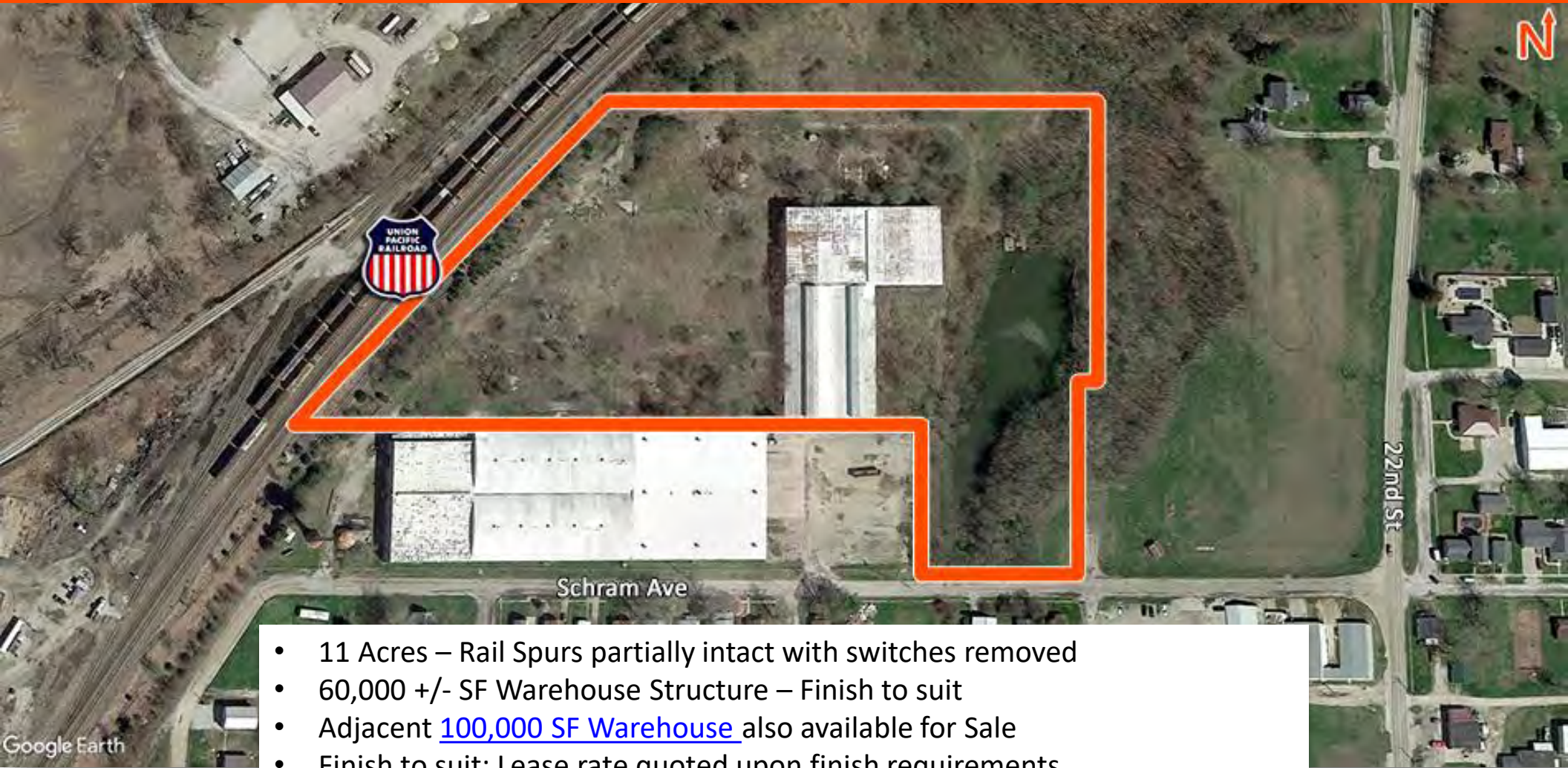


Former Hillsboro Glass Plant – Industrial Redevelopment

1915 Schram Ave., Hillsboro, IL 62049



- 11 Acres – Rail Spurs partially intact with switches removed
- 60,000 +/- SF Warehouse Structure – Finish to suit
- Adjacent [100,000 SF Warehouse](#) also available for Sale
- Finish to suit: Lease rate quoted upon finish requirements

SALE PRICE: \$500,000
LEASE RATE: Negotiable

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

Listing No: 2467

Industrial Redevelopment

Hillsboro Glass
1915 Schram Avenue
Hillsboro, IL 62049

SALE INFORMATION:

For Sale: Yes
Sale Price: \$500,000
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

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

Leasing Comments:

Finish to suit. Lease rate quoted by project.

Total SF Available: 60,000 SF
Min Divisible SF: 60,000 SF

SQUARE FOOT INFO:

Building Total: 60,000 SF
Total Available: 60,000 SF
Direct Lease: 60,000 SF
Sublease: 0 SF
Office: 0 SF
Warehouse: 60,000 SF
Min Divisible: 60,000 SF
Max Contiguous: 60,000 SF

LAND MEASUREMENTS:

Acres: 11.00
Frontage: 2292 FT
Depth: 1381 FT

PROPERTY INFORMATION:

Parcel No:	17-06-376-015 & 014	TIF:	No	Property Tax:	\$10,000.00
County:	Montgomery	Enterprise Zone:	Yes	Tax Year:	2019
Zoning:	Heavy Industrial	Foreign Trade Zone:	No		
Zoning By:	Hillsboro	Survey:	No		
Industrial Park:		Environmental:	No		
Prior Use:	Former Hillsboro Glass Plant	Archaeological:	No		

STRUCTURAL DATA:

Year Built:	1950	Clearance Min:	20'	Style:	Steel Frame
Rehab Year:		Clearance Max:	30'	Roof:	Metal
		Bay Spacing:	Clear Span	Exterior:	Metal
				Floors:	1
				Floor Type:	Reinforced Concrete
				Floor Thickness:	Unknown
				Floor Drains:	No



1915 Schram Avenue
Hillsboro, IL 62049

UTILITY INFORMATION

Water Provider:	City of Schram	Service:		Location:	On Site
Sewer Provider:	City of Schram	Service:		Location:	On Site
Gas Provider:	Ameren IL	Service:		Location:	On Site
Electric Provider:	Ameren IL	Service:		Location:	On Site
AMPS:		Phase:			
Low Volts:		High Volts:			
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

Truck Dock:	8	Size:	8' x 8'	Parking:	
Dock Levelers:	N/A	Capacity:	N/A	Surface Type:	Rock
Drive-In Doors:	1	Size:	20' x 20'	Yard:	
Box Van Doors	No			Extra Land:	
Overhead Cranes:	No	Size:	N/A	Additional Facility Information:	
Elevators:	N/A				
Heating:	N/A	Men's Restroom:	No		
Cooling:	N/A	Women's Restroom:	No		
Insulated:	No	Shower:	No		
Sprinklers:	Yes	Ventilation:	No		
Lighting:	N/A	Compressed Air:	No		
Skylights:	No				

TRANSPORTATION

Interstate:	I-57 - 11 Miles
Rail:	Union Pacific - Adjacent
Barge:	N/A
Airport:	N/A

Listing Broker(s)

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Comments

Former Hillsboro Glass Plant on 11 Acres.
60,000 SF Warehouse - Finish to Suit
Rail Spurs partially intact with switches removed.