

FOR SALE

39,535 SF WAREHOUSE

100 Ohio Avenue, Mound City, Illinois 62963



BARBERMURPHY

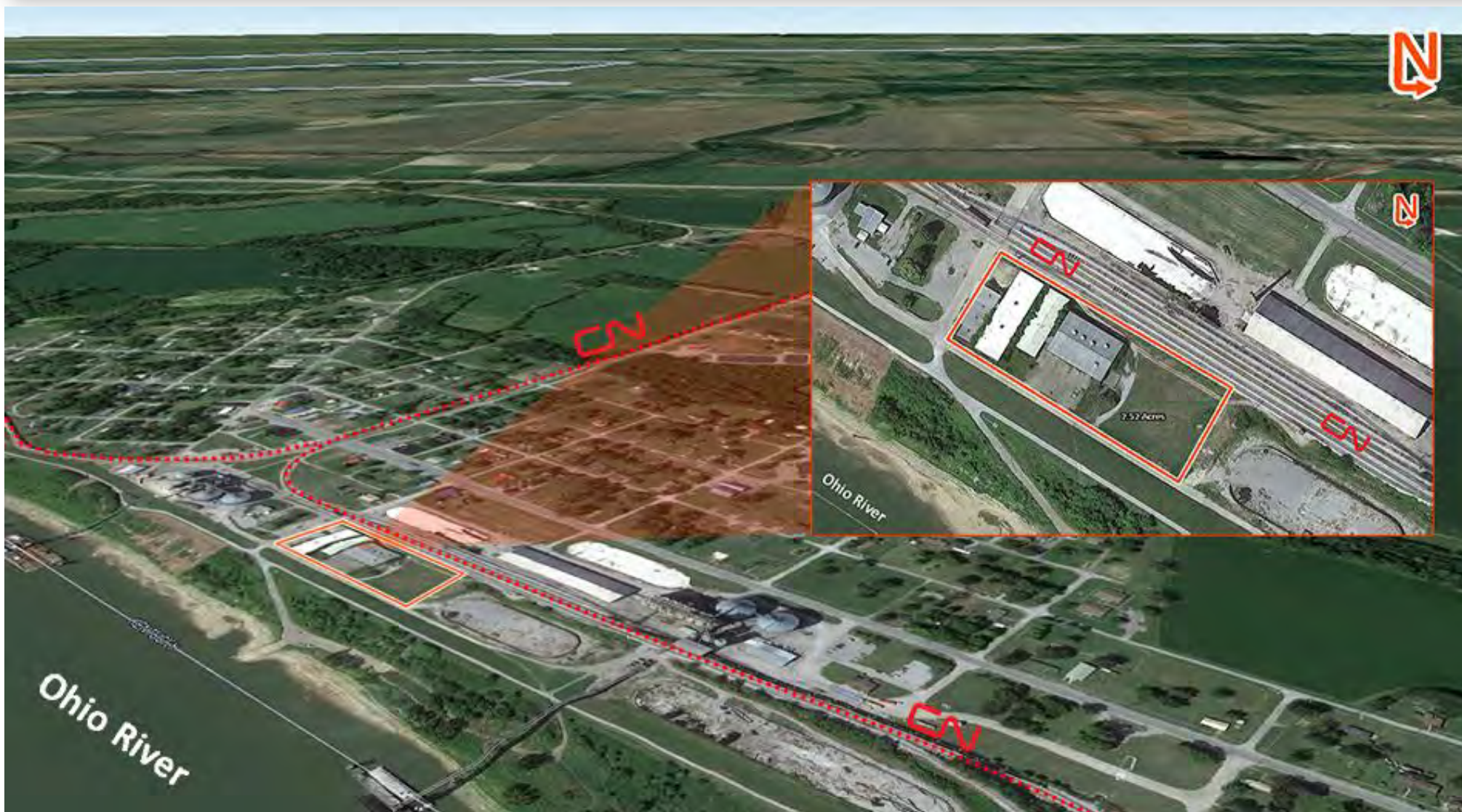
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

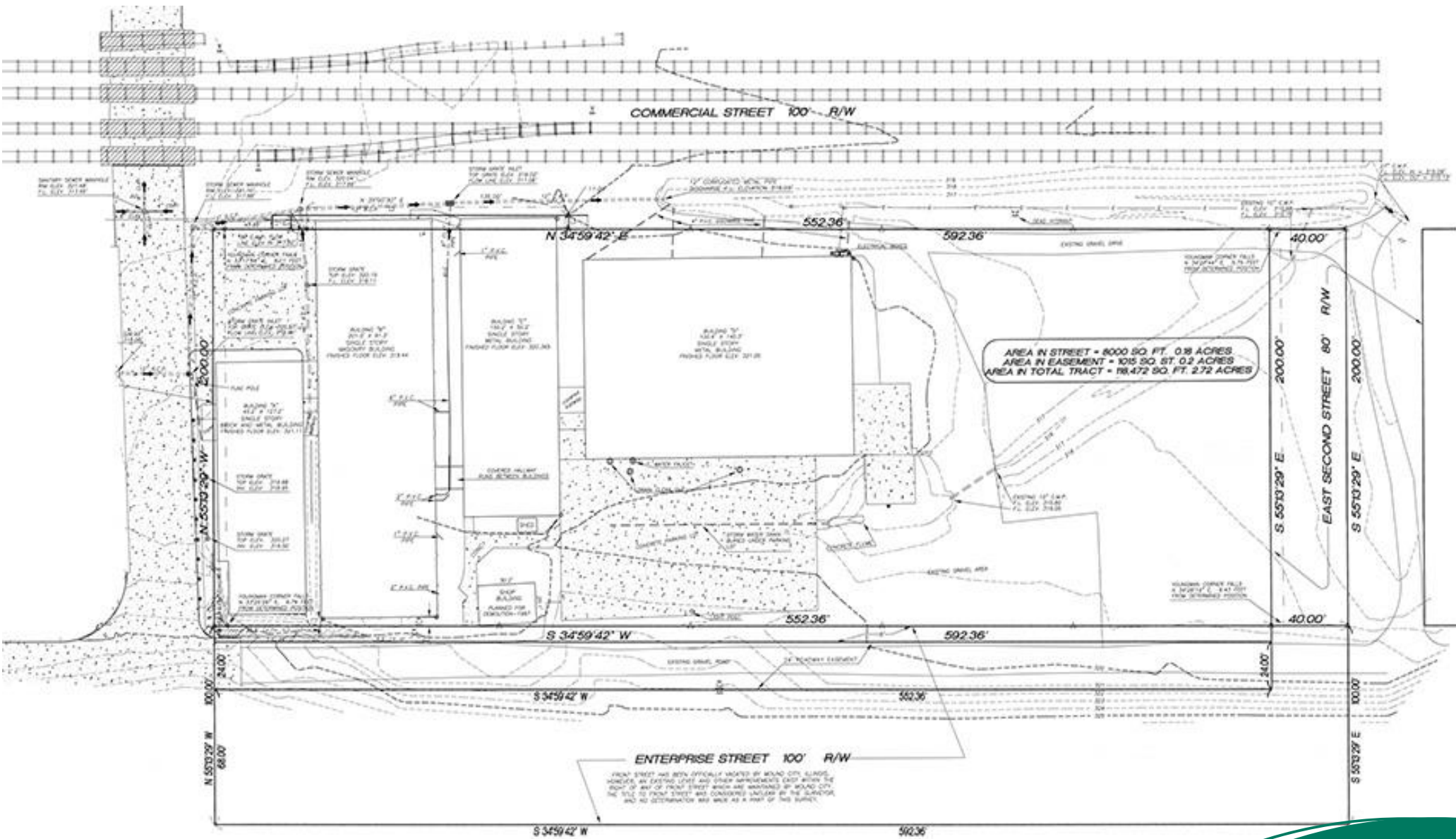


PROPERTY SUMMARY

- 39,535 SF (5,021 SF Office Space & 34,514 SF Warehouse Space)
- Drive-In Doors: (2) 10' x 12' & (1) 8' x 8'
- Exterior loading dock
- Rail & Barge Adjacent
- 2.52 Acres

SALE PRICE: \$395,000

BARBERMURPHY



Listing No: 2649

Industrial

100 Ohio Ave
Mound City, IL 62963

SALE INFORMATION:

For Sale:

Sale Price:

Sale Price/SF:

CAP Rate:

GRM:

NOI:

Yes

\$395,000

\$9.99

LEASE INFORMATION:

For Lease:

Lease Rate:

Lease Type:

Net Charges:

CAM Charges:

Lease Term:

No

Leasing Comments:

Total SF Available:

39,535 SF

Min Divisible SF:

39,535 SF

SQUARE FOOT INFO:

Building Total:

39,535 SF

Total Available:

39,535 SF

Direct Lease:

0 SF

Sublease:

0 SF

Office:

5,021 SF

Warehouse:

34,514 SF

Min Divisible:

39,535 SF

Max Contiguous:

39,535 SF

LAND MEASUREMENTS:

Acres:

2.52

Frontage:

606 FT

Depth:

213 FT

PROPERTY INFORMATION:

Parcel No:

07-25-062-001

TIF:

Yes

Property Tax:

\$23,219.98

County:

Pulaski

Enterprise Zone:

No

Tax Year:

2019

Zoning:

Industrial

Foreign Trade Zone:

No

Zoning By:

Pulaski County

Survey:

No

Industrial Park:

N/A

Environmental:

No

Prior Use:

Crain Enterprises

Archaeological:

No

STRUCTURAL DATA:

Year Built:

N/A

Clearance Min:

14.5'

Style:

Brick/Metal

Rehab Year:

N/A

Clearance Max:

16'

Roof:

Rubber/Metal

Bay Spacing:

Clear Span

Exterior:

Brick/Metal

Floors:

1

Floor Type:

Reinforced Concrete

Floor Thickness:

6"

Floor Drains:

No



100 Ohio Ave
Mound City, IL 62963

UTILITY INFORMATION

Water Provider:	Mounds Water Department	Service:		Location:	On site
Sewer Provider:	Mounds Water Department	Service:		Location:	On Site
Gas Provider:	Ameren	Service:		Location:	On Site
Electric Provider:	Ameren	Service:		Location:	On Site
AMPS:	600 KVA	Phase:	3		
Low Volts:	277	High Volts:	480		
Telecom Provider:	N/A	Service:	N/A	Location:	N/A

FACILITY INFORMATION

Truck Dock:	1	Size:	Exterior Loading Dock	Parking:	12
Dock Levelers:	N/A	Capacity:	N/A	Surface Type:	Concrete
Drive-In Doors:	3	Size:	(2)10'x12' (1)8'x8'	Yard:	1.05 Acres
Box Van Doors	No			Extra Land:	
Overhead Cranes:	No	Size:	N/A	Additional Facility Information:	
Elevators:	N/A				
Heating:	Yes	Men's Restroom:	Yes		
Cooling:	Office	Women's Restroom:	Yes		
Insulated:	Partial	Shower:	No		
Sprinklers:	Yes	Ventilation:	Yes		
Lighting:	Halide	Compressed Air:	Yes		
Skylights:	No				

TRANSPORTATION

Interstate:	4.5 Miles to I-57
Rail:	Adjacent - Canadian National
Barge:	ADM Grain & Consolidated Grain and Barge Co.
Airport:	N/A

Listing Broker(s)

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Comments

- 39,535 SF Warehouse/Office
- (2) 10'x12' (1) 8'x8' Drive-In Door, (1) Exterior Loading Dock
- 2.52 Acre Site
- 3 sectional buildings for warehouse use including 1 office building