

FOR SALE

25218 Dow Rd.,
Dow, IL 62022

40,126 SF FORMER AT&T DATA CENTER

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS

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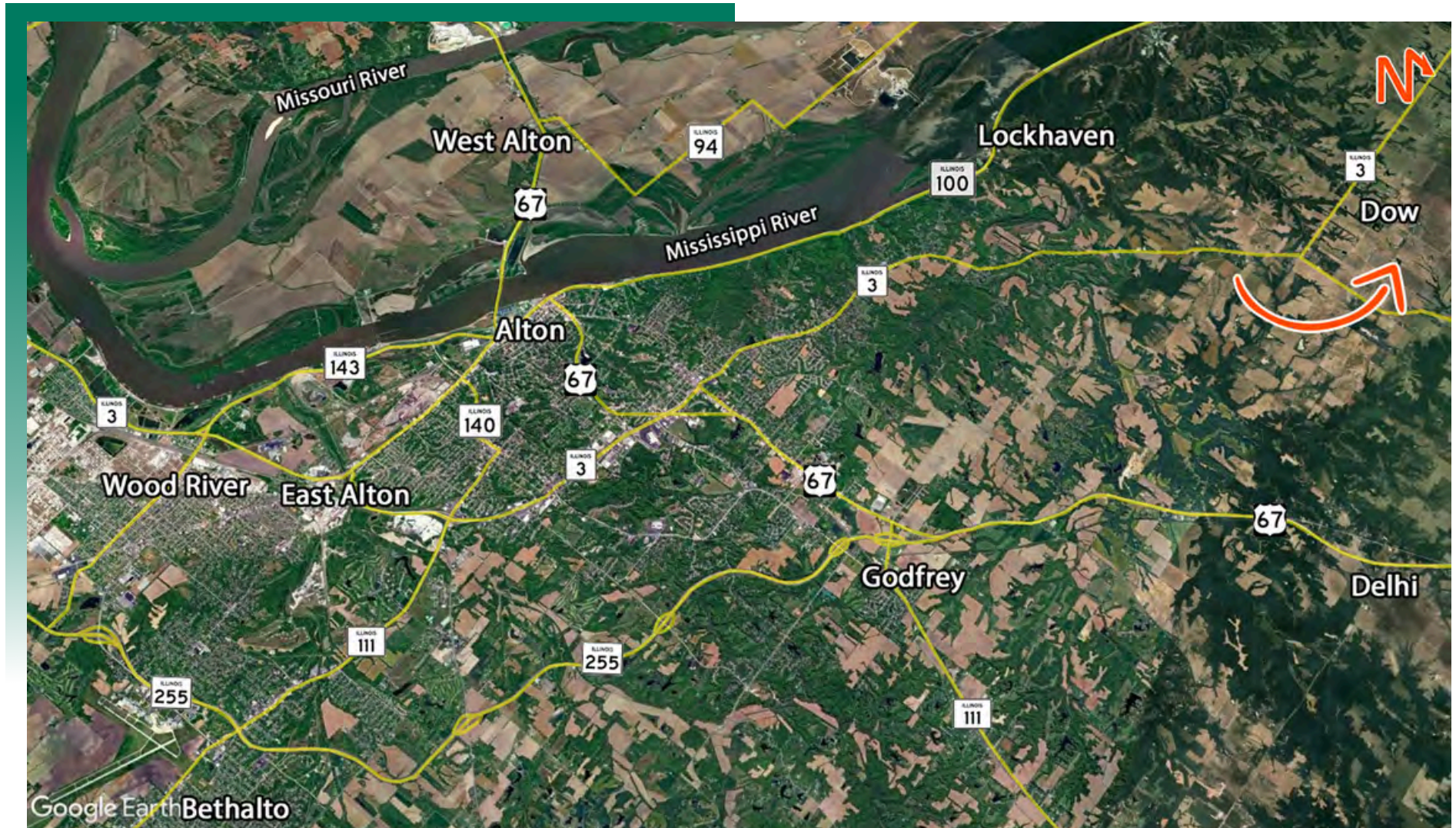
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

25218 Dow Rd., Dow, IL 62022



LOCATION OVERVIEW

8 Miles to IL Rte 67 with Connection to I-255.

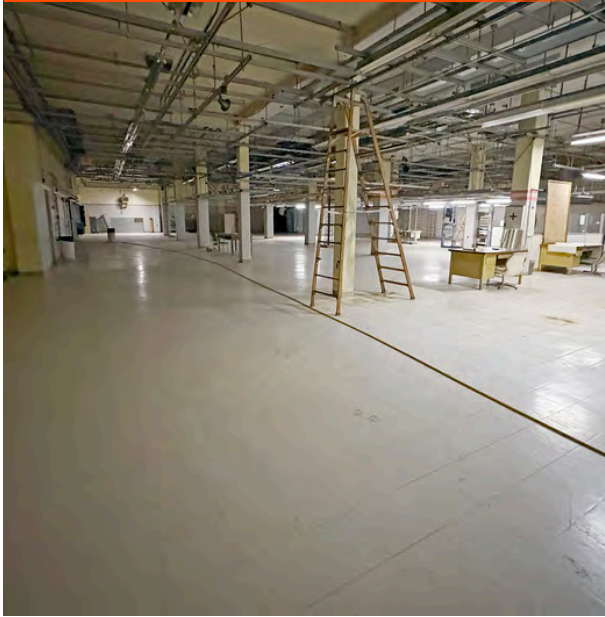
PROPERTY PHOTOS

25218 Dow Rd., Dow, IL 62022

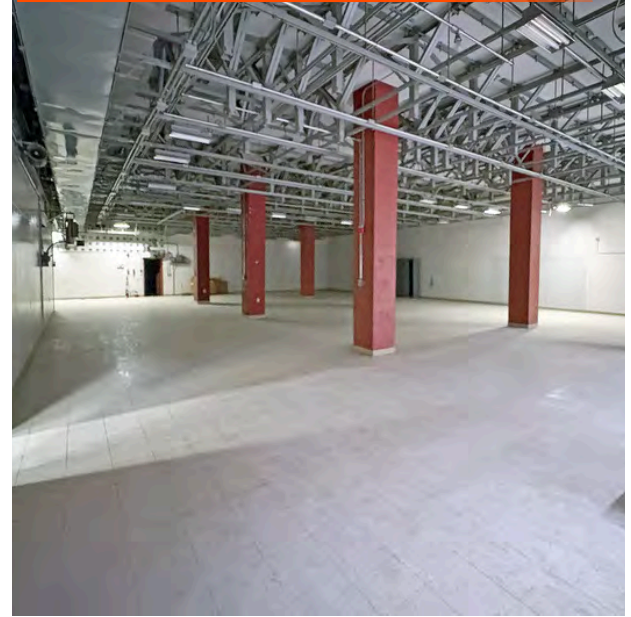
REAR EXTERIOR



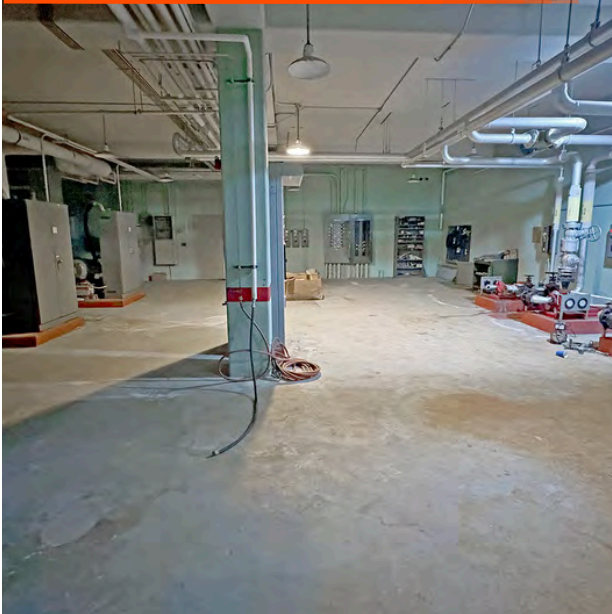
1st FLOOR



3rd FLOOR



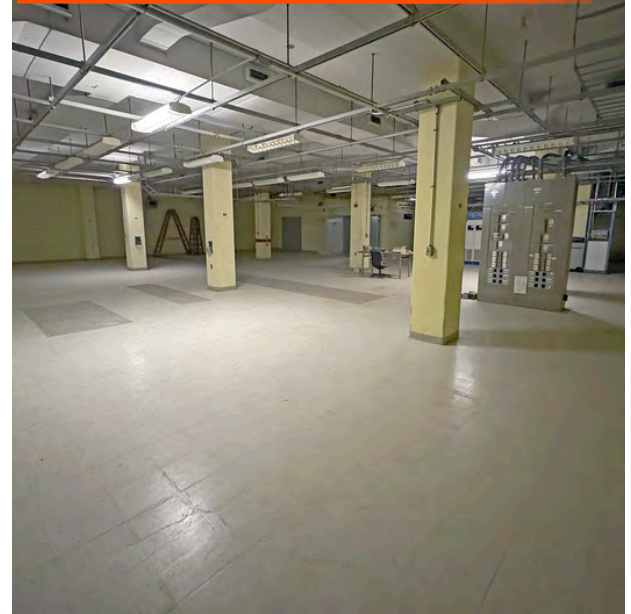
2nd FLOOR



2nd FLOOR



2nd FLOOR



INDUSTRIAL PROPERTY SUMMARY

25218 DOW RD

LISTING # 3166

LOCATION DETAILS:

Parcel #: 05-238-004-00
County: IL - Jersey
Zoning: Unincorporated

PROPERTY OVERVIEW:

Building SF: 40,126
Vacant SF: 40,126
Usable Sqft: 40,126
Office SF: 40,126
Min Divisible SF: 40,126
Lot Size: 8.07 Acres
Frontage: 570
Depth: 630
Parking Spaces: 30
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1965
Clear Ht Min: 13
Clear Ht Max: 13
Bay Spacing: 18'x18'
Construction Type: Precast Concrete
Roof: Concrete
Floor Type: Reinforced Concrete

FACILITY INFORMATION:

Heat: Entire BLDG
AC: Entire BLDG
Lighting: Fluorescent
Sprinklers: None
Insulated: No
Ventilation: No
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: Yes
Floor Drains: No

LOADING & DOORS:

Drive In Doors: 4
Drive In Door Size: 10'x10'

TRANSPORATION:

Interstate Access: 8 Miles to IL Rte 67 with Connection to I-255

INDUSTRIAL PROPERTY SUMMARY PG 2

25218 DOW RD

UTILITY INFO:

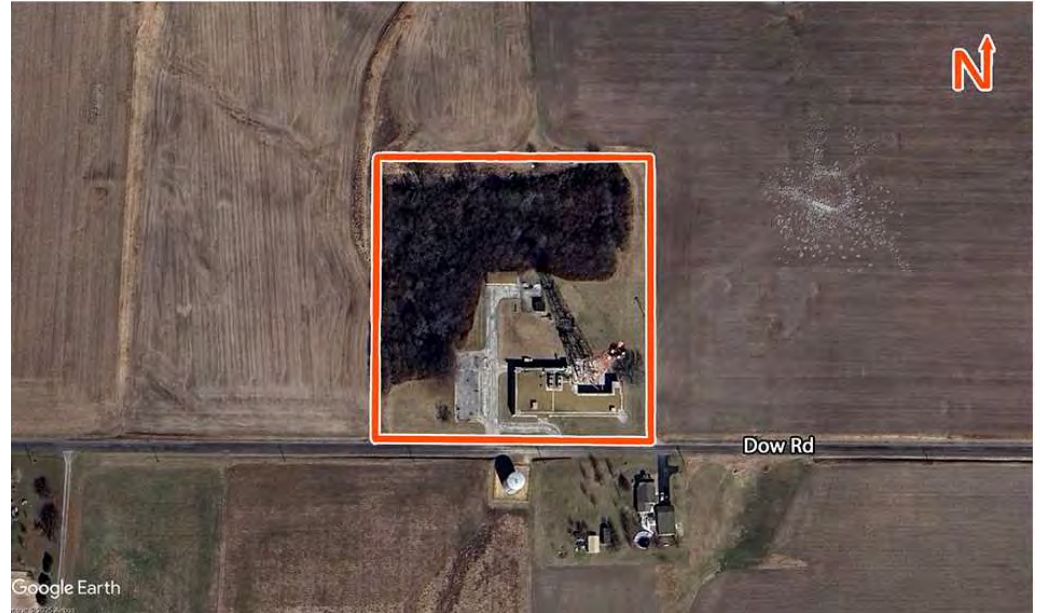
Water Provider:	Illinois American Water
Water Location:	On Site
Sewer Provider:	Septic
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	440
Voltage High:	480
Phase:	3

TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	No
Foreign Trade Zone:	No

FINANCIAL INFORMATION:

Taxes:	\$21,028.80
Tax Year:	2024



SALE/LEASE INFORMATION:

Sale Price:	Open to offers
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Property Description

40,126 SF Former AT&T data center on 8.07 acres. This is a unique property that was built in 1965 as a telecommunications facility. The main power into the site is 17KVA. It has 2 floors below grade that was built as a bunker to withstand catastrophic events. Features included ventilation systems, chillers, back up generators, electrical switchgear and a lot of power lines running through the building. Most all equipment is obsolete and would be considered scrap metal. Building could be retrofitted for a variety of special uses. Grow facility, laboratory, Doomsday preppers. There is a stand alone 1,500 SF maintenance shop with (4) 10'x10' Drive-in doors.