

**PRICE REDUCED**

**FOR SALE**

**1360 W. Market St.  
Red Bud, IL 62278**



**10,272 SF INDUSTRIAL FORMER AUTO CENTER**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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**Katie Bush**  
Broker Associate  
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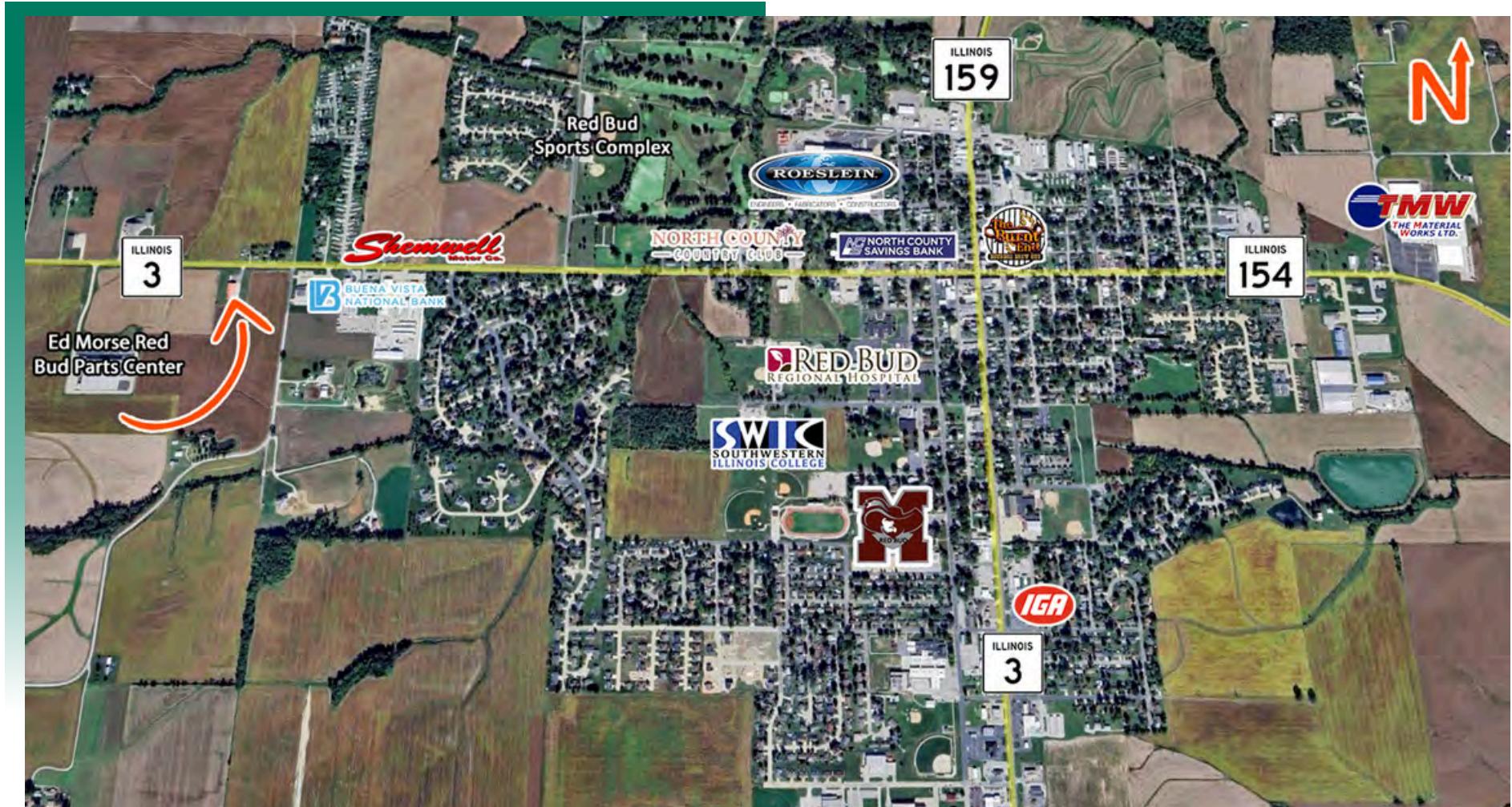
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Broker Associate  
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joeh@barbermurphy.com



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

1360 W Market St. Red Bud, IL 62278



## LOCATION OVERVIEW

Located on the west side of Red Bud, IL directly off of IL Route 3 (6,800 CPD). 1 mile from 159 and 22 Miles from I-255



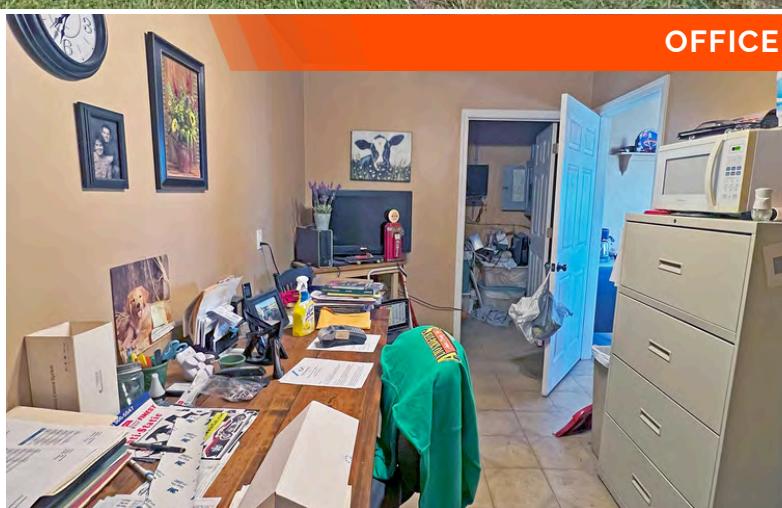
## PROPERTY INFORMATION

Well maintained Auto Body Repair facility

Situated on 5 acres

Wood Frame, metal-skinned structure

Building access has (4) 10' x 12' & (1) 12' x 12' grade-level doors.



Electric supply is 3 phase, 400 amp power, and 240v

FF&E negotiable contact Broker for equipment list.

**REDUCED  
SALE PRICE: \$795,000**

## PROPERTY HIGHLIGHTS



950 SF  
OFFICE SPACE



14' - 16'  
CLEAR SPAN



9,322 SF  
WAREHOUSE



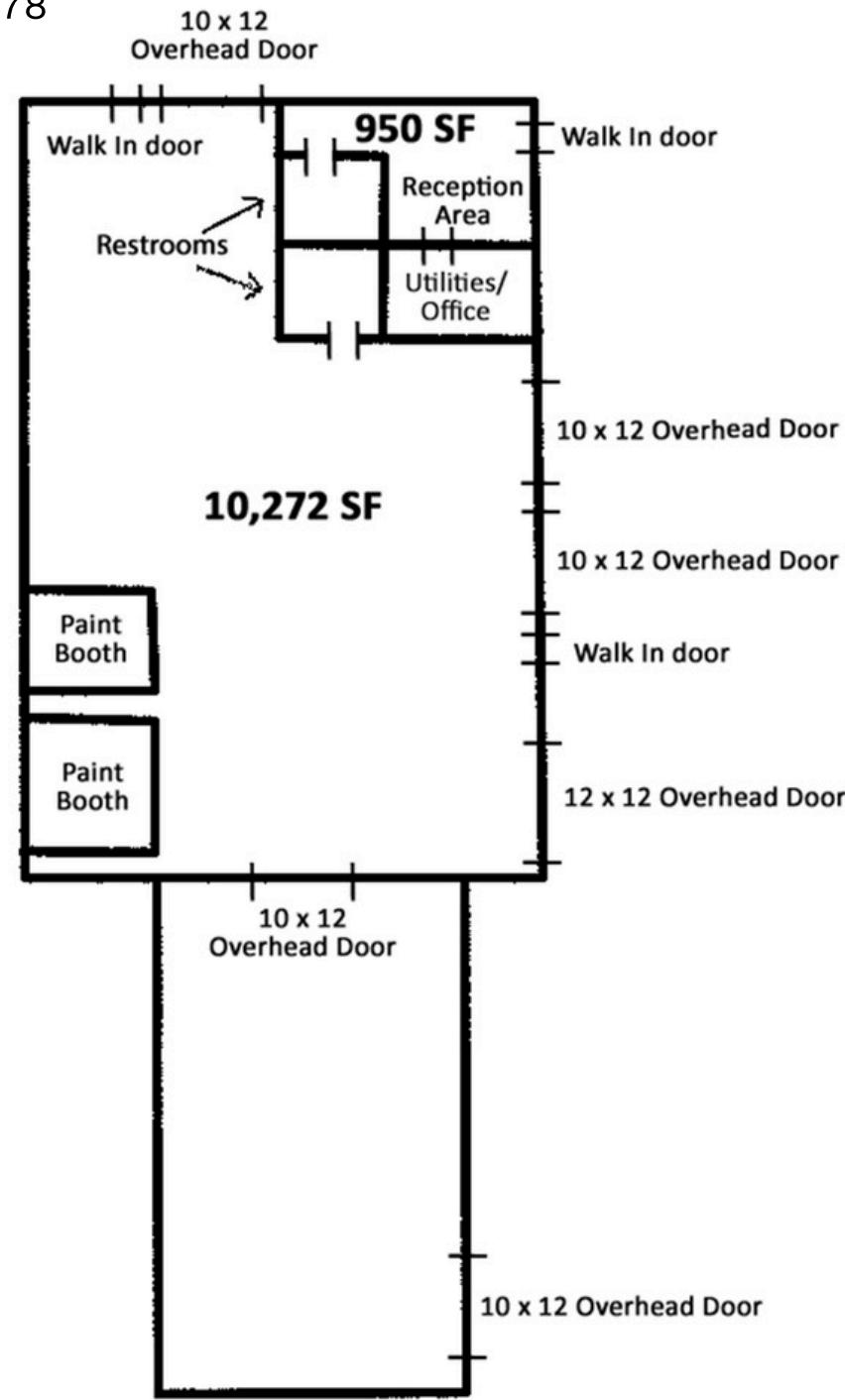
FRONTAGE: 315 FT  
DEPTH: 650 FT



(5) DRIVE-IN  
DOORS

# FLOOR PLAN

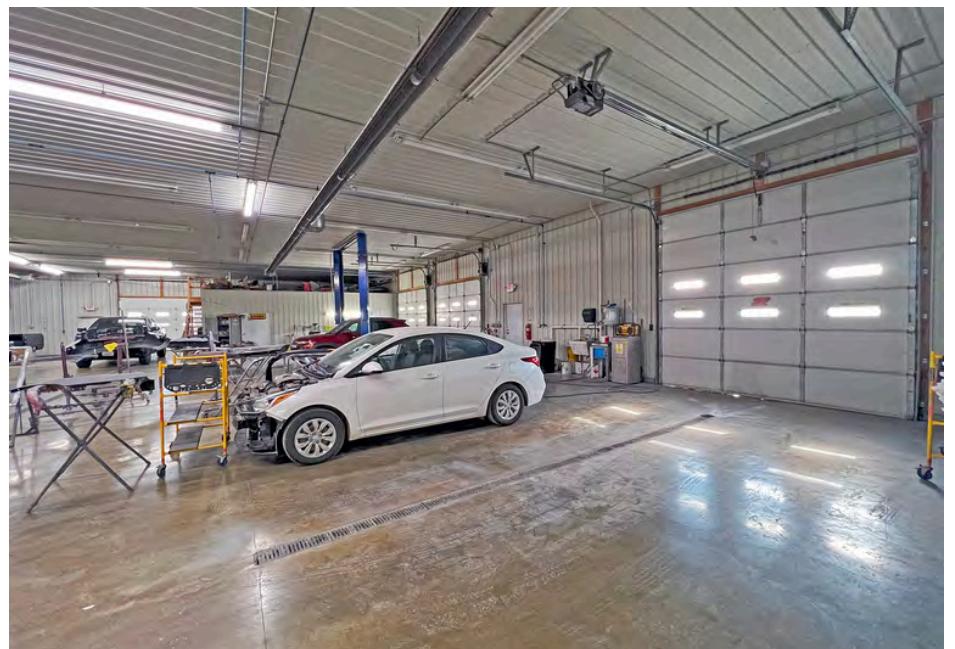
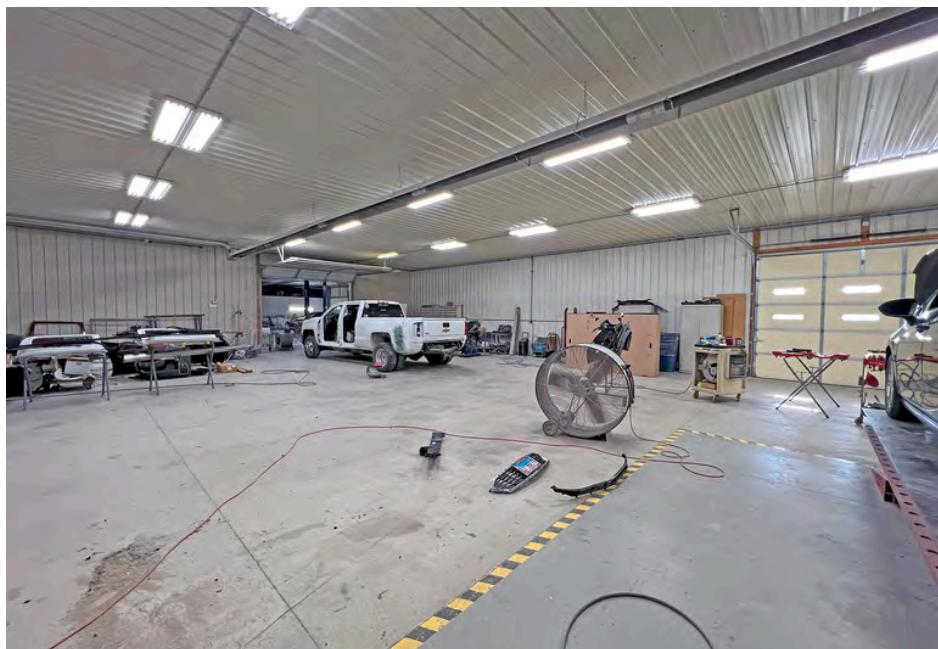
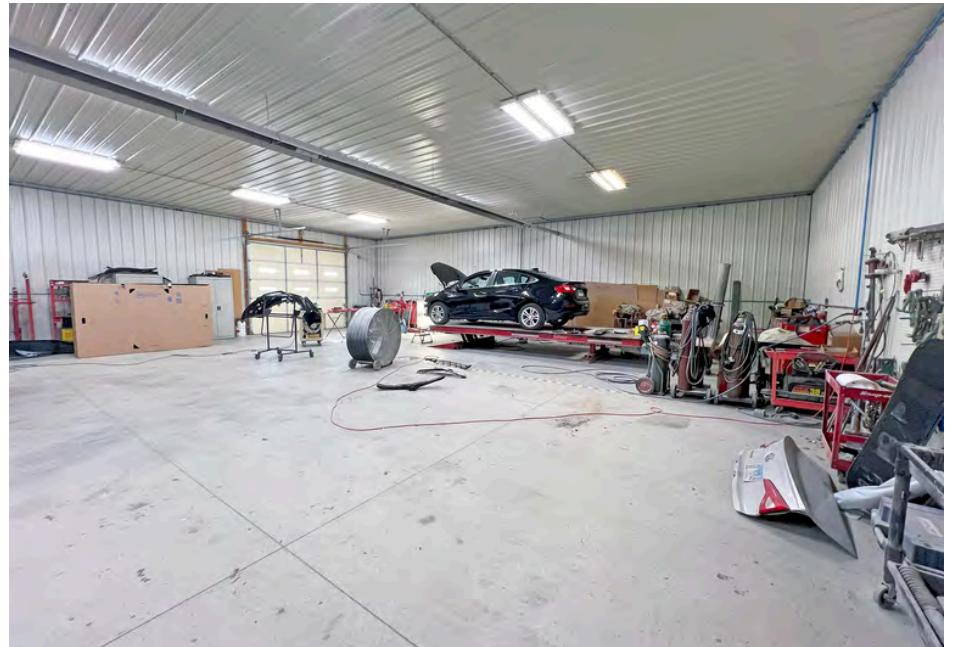
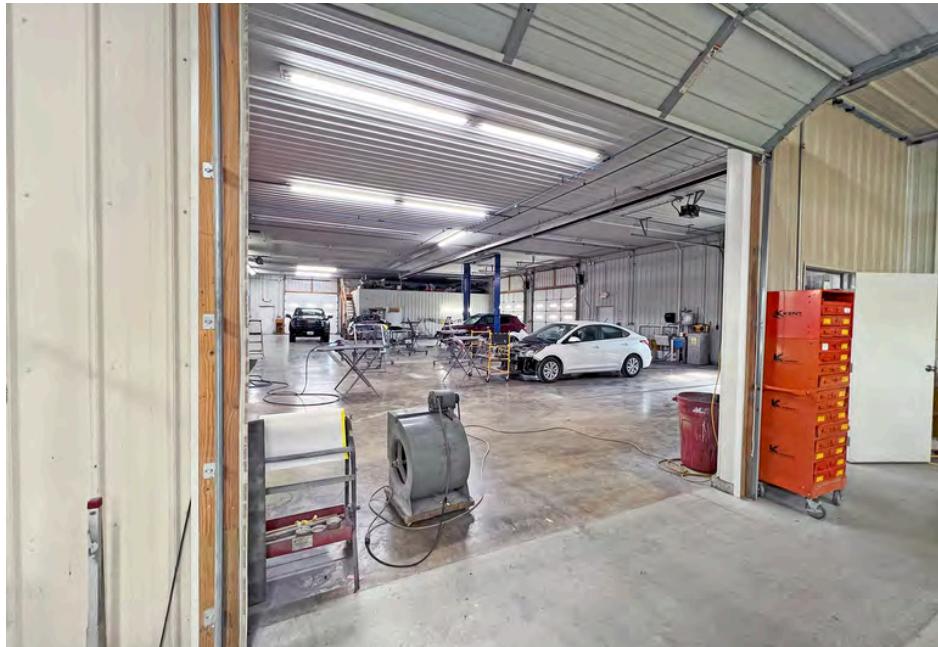
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\*Not to scale

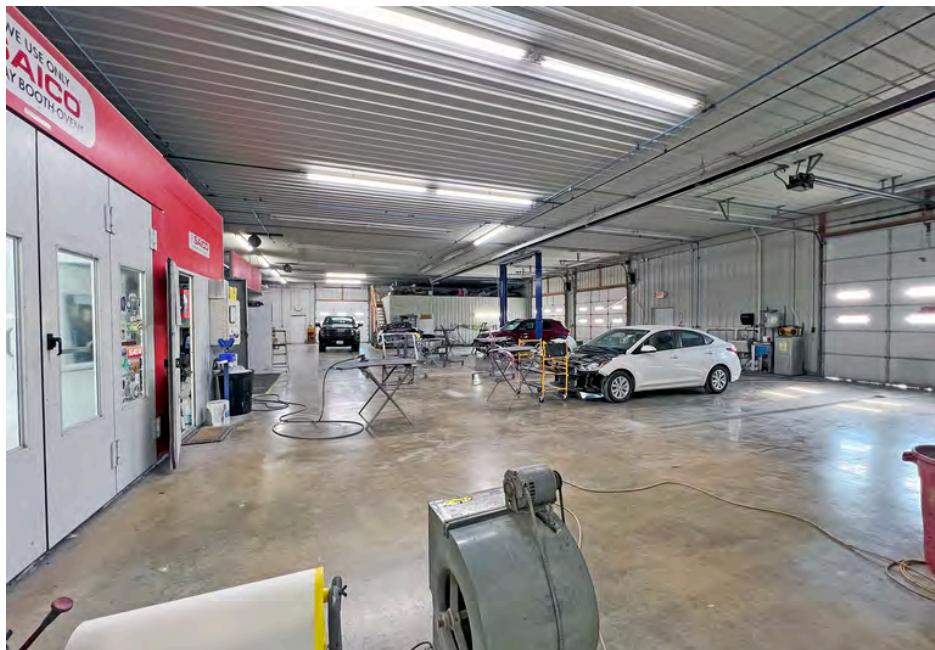
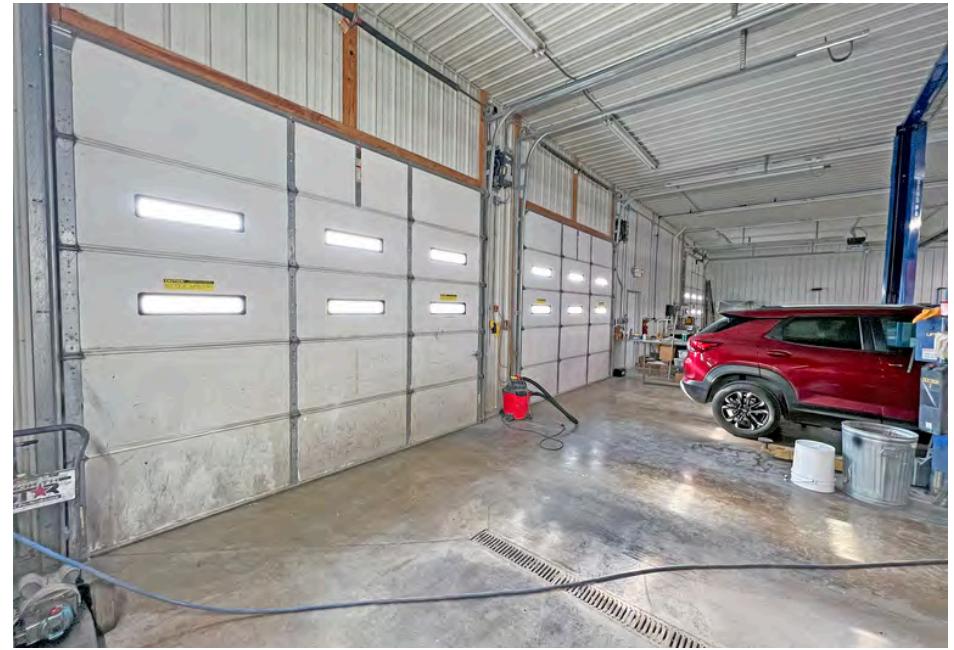
# PROPERTY PHOTOS - WAREHOUSE

1360 W Market St. Red Bud, IL 62278



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1360 W Market St. Red Bud, IL 62278



# INDUSTRIAL PROPERTY SUMMARY

1360 WEST MARKET STREET

<b>LISTING #</b>	3126	<b>FACILITY INFORMATION:</b>	
<b>LOCATION DETAILS:</b>		Heat: Radiant Gas Furnaces (office and warehouse) AC: Central Air (Office) Lighting: LED Sprinklers: None	
Parcel #:	01-06-400-027	Heat:	Radiant Gas Furnaces (office and warehouse)
County:	IL - Randolph	AC:	Central Air (Office)
Zoning:	B-2	Lighting:	LED
<b>PROPERTY OVERVIEW:</b>		Sprinklers: None Insulated: Yes Ventilation: Yes Compressed Air: Yes Restrooms Men: Yes Restrooms Womens: Yes Showers: No Floor Drains: Yes	
Building SF:	10,272	Insulated:	Yes
Office SF:	950	Ventilation:	Yes
Warehouse SF:	9,322	Compressed Air:	Yes
Min Divisible SF:	10,272	Restrooms Men:	Yes
Lot Size:	5.0 Acres	Restrooms Womens:	Yes
Frontage:	315	Showers:	No
Depth:	650	Floor Drains:	Yes
Parking Spaces:	60		
Parking Surface Type:	Rock/Concrete		
Archeological:	No		
Environmental:	No		
Survey:	No		
<b>STRUCTURAL DATA:</b>		<b>LOADING &amp; DOORS:</b>	
Year Built:	2006	# Drive In Doors:	5
Renovated:	2015	Drive In Door Size:	(4) 10' x 12' (1) 12' x 12'
Clear Ht Min:	14		
Clear Ht Max:	16		
Bay Spacing:	Clear Span		
Construction Type:	Brick, Metal, Mixed, Wood Frame		
Roof:	Metal		
Floor Type:	Concrete		
<b>TRANSPORTATION:</b>		Interstate Access: On Route 3 (22 Miles- 255)	

# INDUSTRIAL PROPERTY SUMMARY PG 2

1360 WEST MARKET STREET

## UTILITY INFO:

Water Provider:	City of Red Bud
Water Location:	On Site
Sewer Provider:	City of Red Bud
Sewer Location:	On Site
Gas Provider:	City of Red Bud
Gas Location:	On Site
Electric Provider:	City Of Red Bud
Electric Location:	On Site
Voltage High:	240
Amps:	400
Phase:	3

## TAX INCENTIVE ZONES:

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

## FINANCIAL INFORMATION:

Taxes:	\$12,021.34
Tax Year:	2024



## SALE/LEASE INFORMATION:

REDUCED Sale Price: \$795,000

Price / SF: \$77.39

## Property Description

Well maintained Auto Body Repair facility with 950 SF of office space on 5 Acres. 10,272 SF Warehouse/Office Wood Frame, metal-skinned structure with 14' - 16' clear span ceiling heights. Building access has (4) 10' x 12' & (1) 12' x 12' grade-level doors. Electric supply is 3 phase, 400 amp power, and 240v. FF&E negotiable contact Broker for equipment list.