

**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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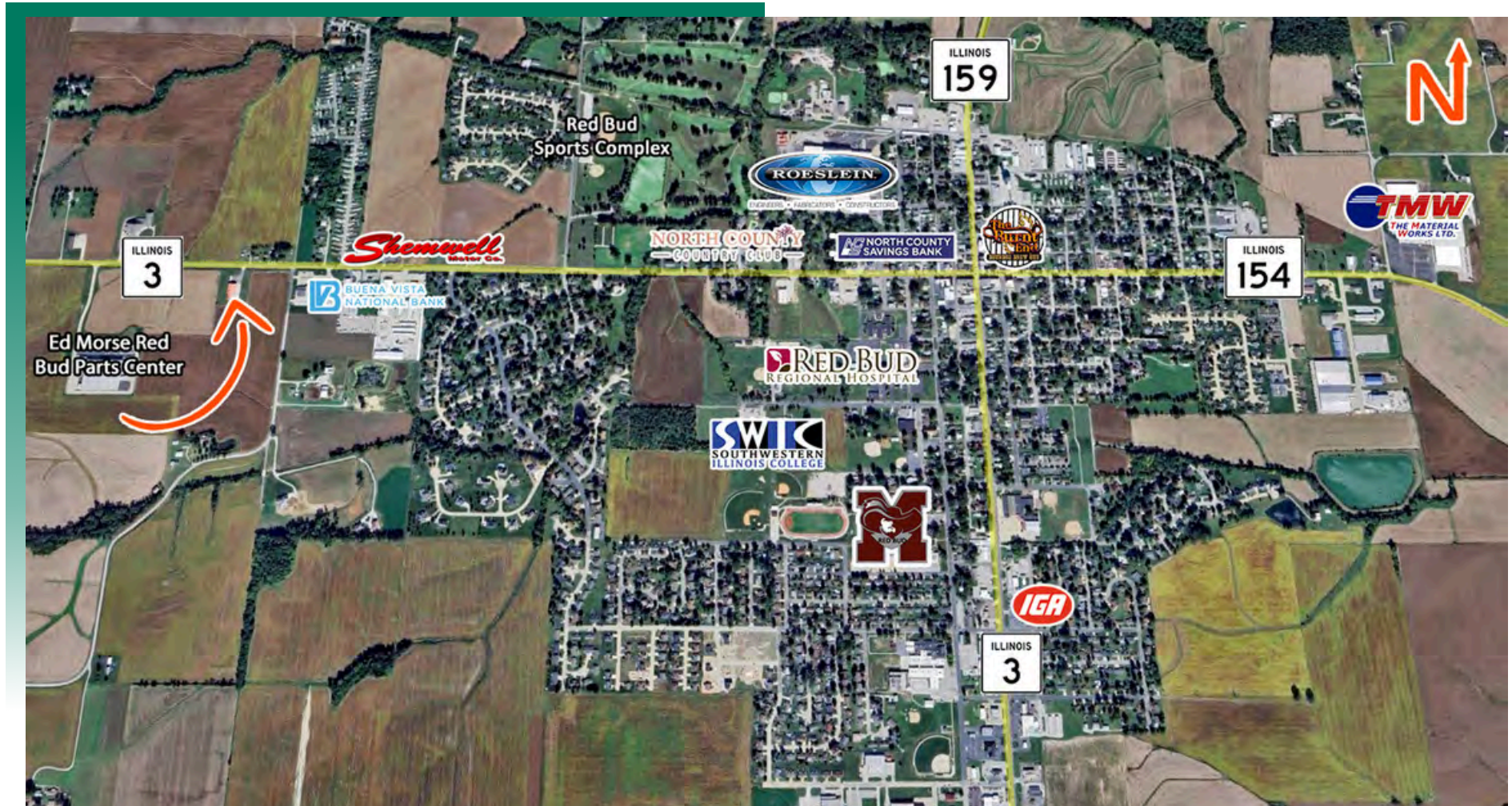


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



## 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





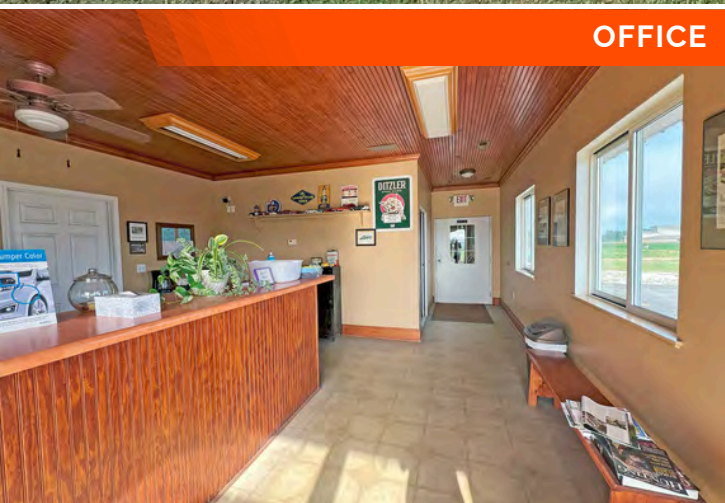
## PROPERTY INFORMATION

Well maintained Auto Body Repair facility

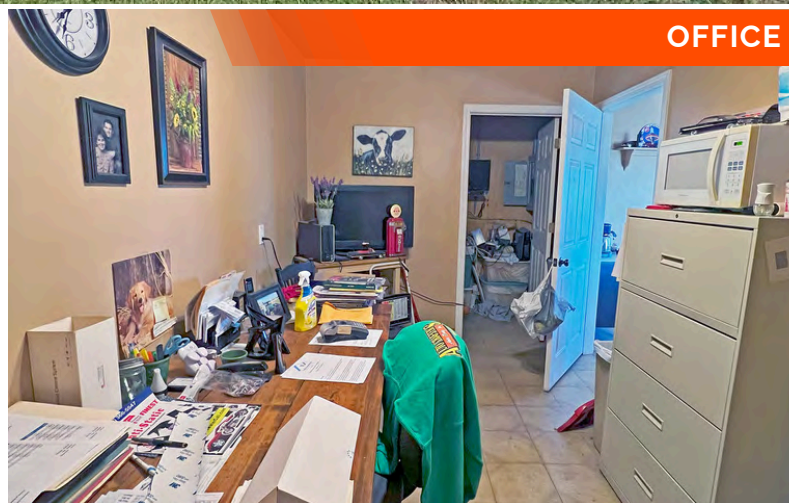
Situated on 5 acres

Wood Frame, metal-skinned structure

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



OFFICE



OFFICE

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



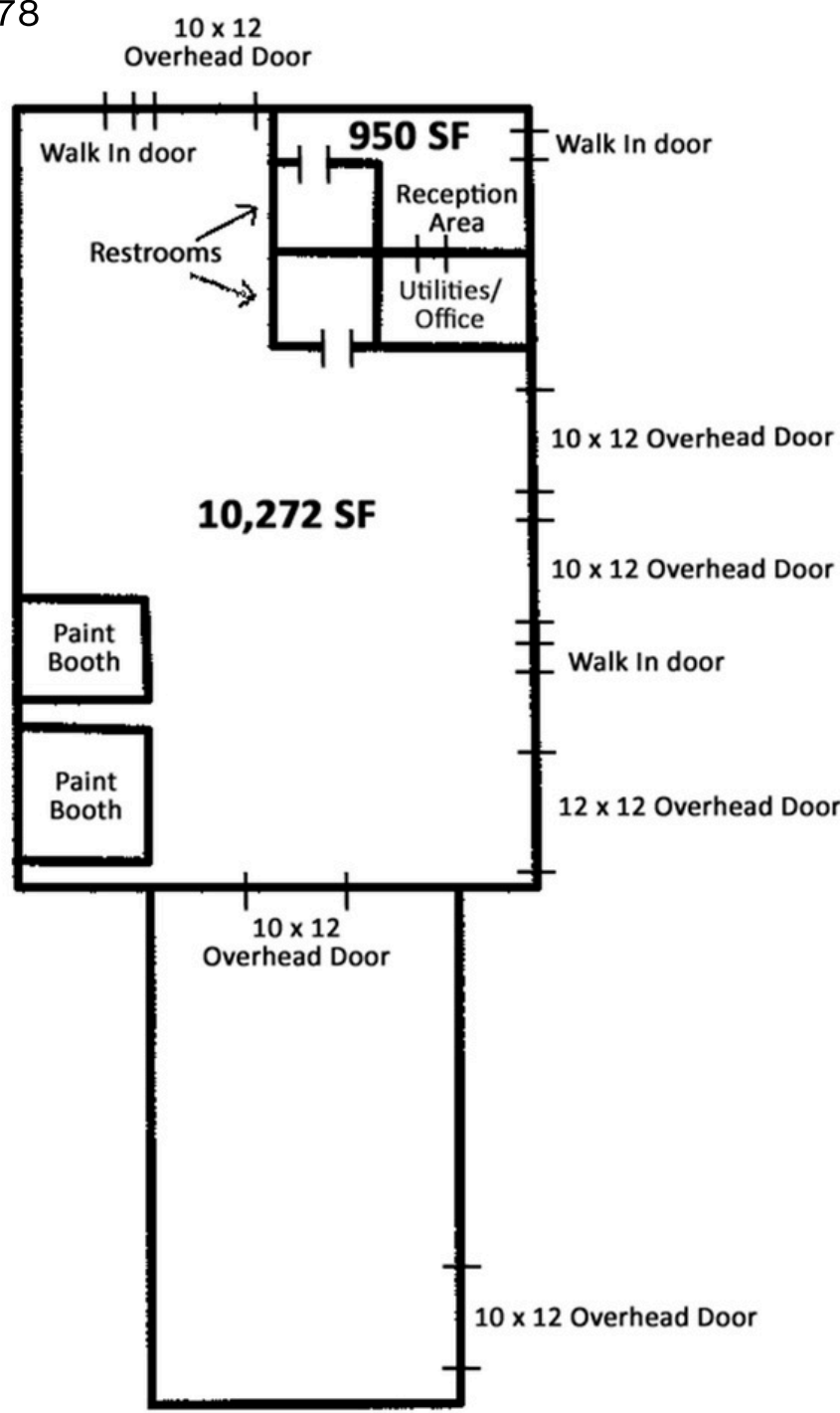
FRONTAGE: 315 FT  
DEPTH: 650 FT



(5) DRIVE-IN  
DOORS

# FLOOR PLAN

1360 W Market St. Red Bud, IL 62278

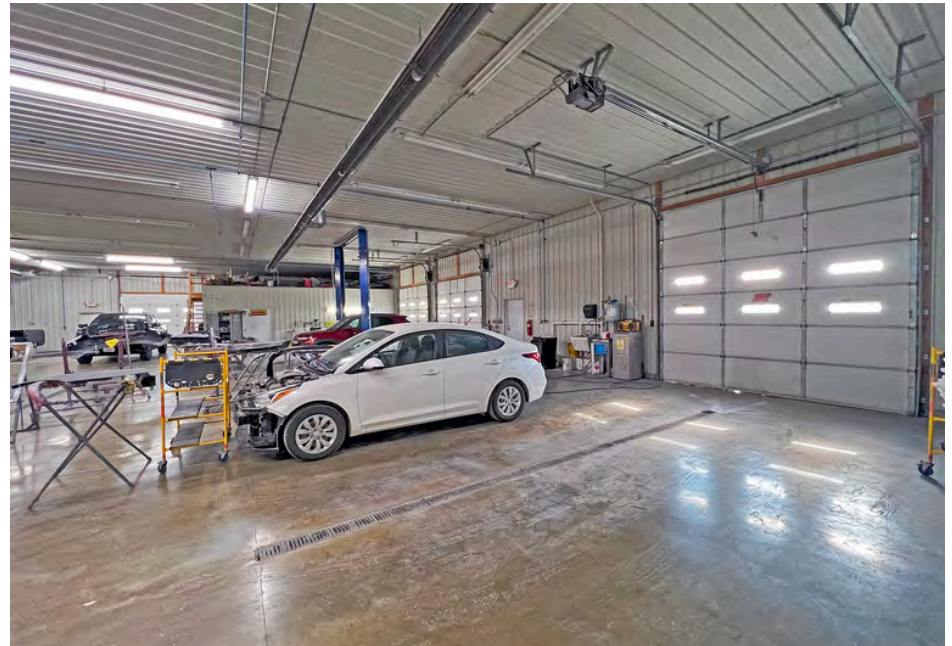
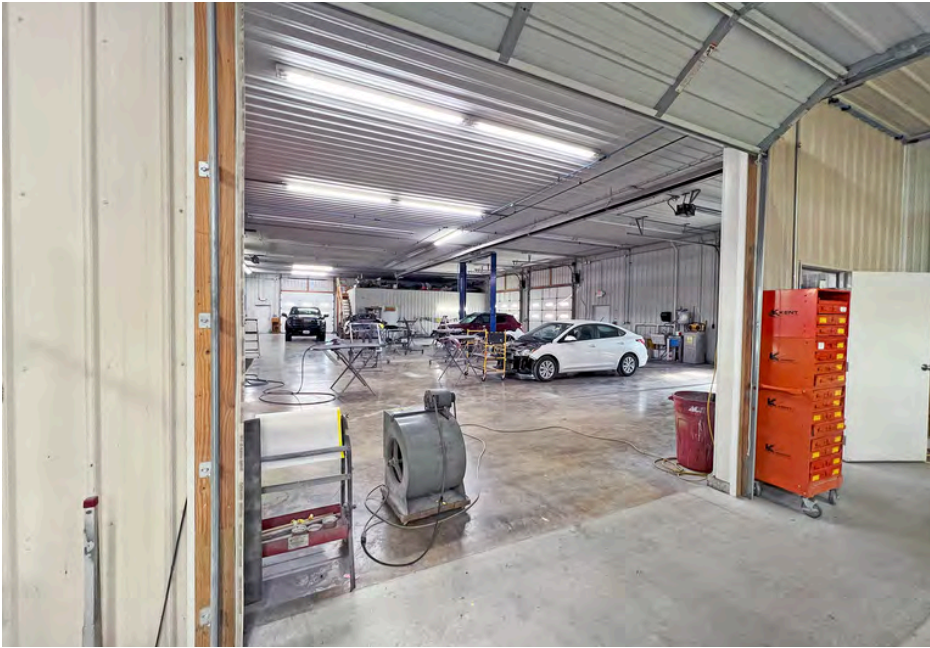


\*Not to scale



# PROPERTY PHOTOS - WAREHOUSE

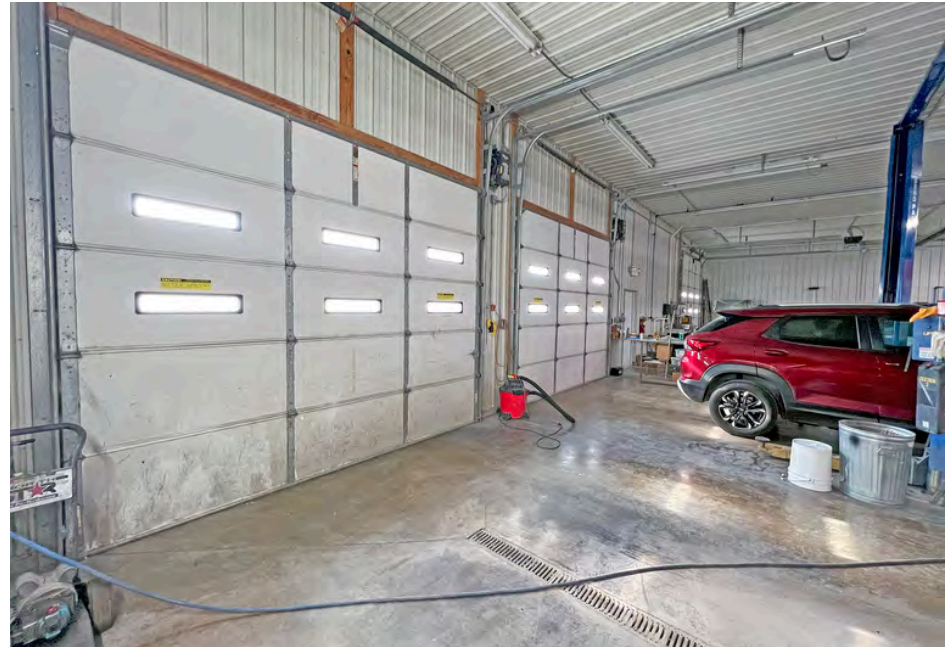
1360 W Market St. Red Bud, IL 62278





# PROPERTY PHOTOS - WAREHOUSE

1360 W Market St. Red Bud, IL 62278



# INDUSTRIAL PROPERTY SUMMARY

1360 WEST MARKET STREET

**LISTING #** 3126

## LOCATION DETAILS:

Parcel #: 01-06-400-027  
County: IL - Randolph  
Zoning: B-2

## PROPERTY OVERVIEW:

Building SF: 10,272  
Office SF: 950  
Warehouse SF: 9,322  
Min Divisible SF: 10,272  
Lot Size: 5.0 Acres  
Frontage: 315  
Depth: 650  
Parking Spaces: 60  
Parking Surface Type: Rock/Concrete  
Archeological: No  
Environmental: No  
Survey: No

## STRUCTURAL DATA:

Year Built: 2006  
Renovated: 2015  
Clear Ht Min: 14  
Clear Ht Max: 16  
Bay Spacing: Clear Span  
Construction Type: Brick, Metal, Mixed, Wood Frame  
Roof: Metal  
Floor Type: Concrete

## FACILITY INFORMATION:

Heat: Radiant Gas Furnaces (office and warehouse)  
AC: Central Air (Office)  
Lighting: LED  
Sprinklers: None  
Insulated: Yes  
Ventilation: Yes  
Compressed Air: Yes  
Restrooms Men: Yes  
Restrooms Womens: Yes  
Showers: No  
Floor Drains: Yes

## LOADING & DOORS:

# Drive In Doors: 5  
Drive In Door Size: (4) 10' x 12' (1) 12' x 12'

## TRANSPORATION:

Interstate Access: On Route 3 (22 Miles- 255)



## INDUSTRIAL PROPERTY SUMMARY PG 2

1360 WEST MARKET STREET

### UTILITY INFO:

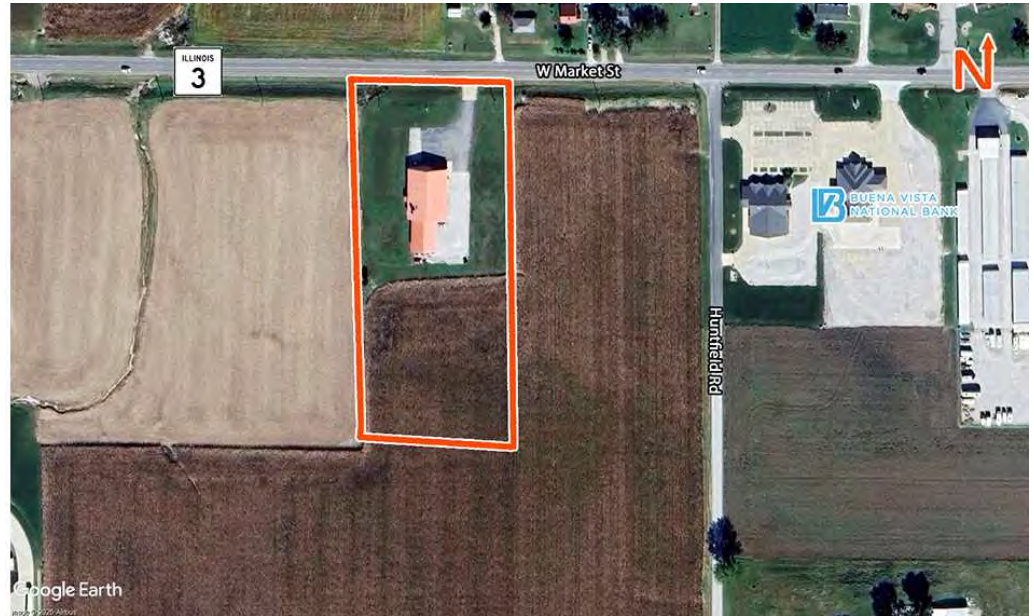
Water Provider:	City of Red Bud
Water Location:	On Site
Sewer Provider:	City of Red Bud
Sewer Location:	On Site
Gas Provider:	City of Red Bud
Gas Location:	On Site
Electric Provider:	City Of Red Bud
Electric Location:	On Site
Voltage High:	240
Amps:	400
Phase:	3

### 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.