



INDUSTRIAL CAMPUS

Current Truck Terminal & Distribution Center

1223 & 1291 N. 6th St., 2472-2480 N. 6th St.

800 Access Rd. A | Monmouth, Illinois

FOR SALE

Price Available upon Request

23.89 Acres

3 BUILDINGS

For more information,
please contact:



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Property Highlights

- 23.89-acre industrial campus
- 116,682 SF of warehouse, office, and support facilities
- 94,410 SF warehouse / 22,272 SF office breakdown
- Current truck terminal with extensive truck and trailer parking
- Truck maintenance shop, trailer shop, and reefer wash facilities at 16'5" clear
- Multi-parcel assemblage with frontage on N. 6th St and Access Rd. A
- Industrial / General Manufacturing zoning
- 15 miles to I-74 and 45 miles to the I-74/I-80 interchange
- Owner-user, logistics, transportation, or redevelopment opportunity

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NAI Ruhl Commercial Company is marketing this property pursuant to a co-brokerage agreement with Stream Realty Partners.

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Details

Parcels	09-044-132-10, 09-044-132-00, 09-044-137-11
Building Sizes	116,682 SF Warehouse 22,272 SF Office
Year Built	2001 / 2022
Lot Size	23.89 Acres (1,040,648 SF)
Zoning	M-1 Limited Manufacturing
Taxes	\$232,969.02 (2025) combined (tax roll reset after 2018-2020 Hirschbach renovation cycle)

- Adjacent to Smithfield Foods (1,700 employees)
- Full municipal utilities
- BNSF rail corridor and former rail spur on-site
- Outside FEMA floodplain
- Immediate availability due to business relocation
- Yard storage / Industrial Outdoor Storage potential

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Site Demographics

Details	5 Miles	10 Miles	15 Miles
Population	9,868	12,789	41,722
Households	3,967	5,242	17,498
Avg. Household Income	\$91,926	\$96,029	\$79,843
Median Household Income	76,411	\$78,324	\$64,507



Monmouth, Illinois

Monmouth is the county seat of Warren County. Its population is 8,581. Monmouth offers an idyllic blend of small-town charm and modern amenities. With tree-lined streets, a strong sense of community, and a rich cultural tapestry, our town provides a welcoming environment for families, professionals, and retirees alike. Monmouth College, a private liberal arts college, was founded in Monmouth in 1853. The college's current enrollment is 760 students. Famous gunfighter and law man Wyatt Earp was born in Monmouth. Monmouth was the home of Western Stoneware, known for its "Maple Leaf" imprint.

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Tapestry Profile

1223 N 6th St, Monmouth, Illinois, 61462 | Ring of 15 miles

 17,498 Households	 42.0 Median Age	 8,149 2025 Pop Age 25+: High School Diploma	 \$111.7K Median Home Value	 1.9 Home Value to Income Ratio Median home value divided by median household income
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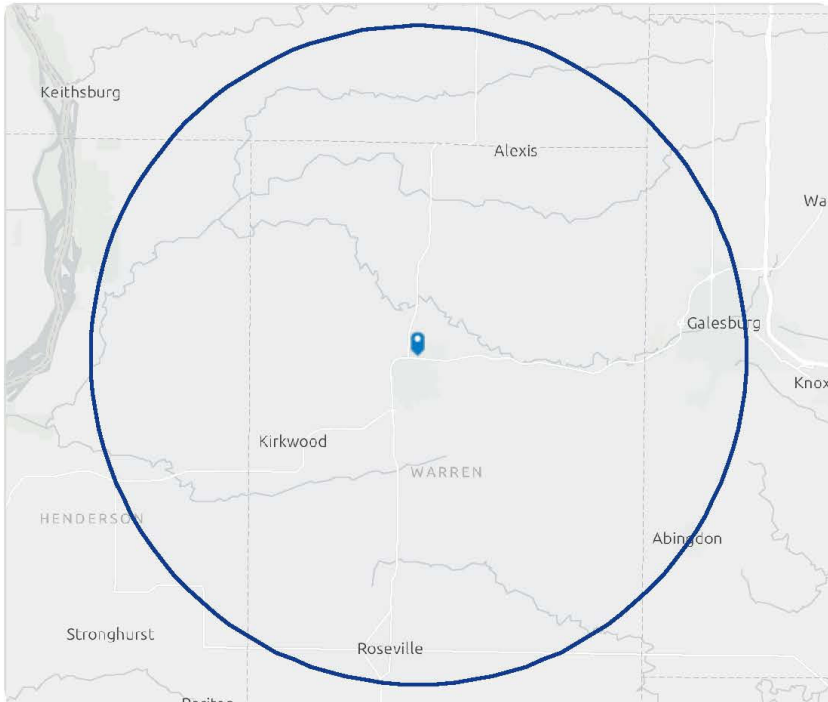
Tapestry

Top 5 segments by household count

<u>B3 Heartland Communities ></u>	4,547 26.0%
<u>K3 Loyal Locals ></u>	2,241 12.8%
<u>E3 Hometown Charm ></u>	2,031 11.6%
<u>I7 Country Charm ></u>	2,019 11.5%
<u>K1 Legacy Hills ></u>	1,945 11.1%
Other	4,715 26.9%

Heartland Communities accounts for 26% of households in the area which is **23.9% higher** than the U.S.

[View comparison table](#)



KEY FACTS

41,722 Population	42.0 Median Age
2.1 Average Household Size	\$60,107 Median Household Income

BUSINESS

 1,717 Total Businesses	 22,768 Total Employees
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Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2026 Esri