

# 1204-1254 Independence Court

WASHINGTON, IL 61571



**RE/MAX**  
COMMERCIAL<sup>®</sup>  
TRADERS UNLIMITED

# FOR SALE | 1204-1254 INDEPENDENCE CT

ASKING PRICE: \$1,885,000



## EXECUTIVE SUMMARY

Excellent industrial investment available in Washington, IL. These Twin Industrial Buildings with Office End Cap Units total 33,120 SF with 32,720 leasable (400 SF is common platforms/foyers, stairwells in one end cap office building). Each of the 18 contractor/industrial bay units are 1,440 SF (12,960 SF Industrial Warehouse total, 7,200 office) and have a gas warehouse heater, individual electric panel and plumbing rough-ins - currently about 75% are outfitted by tenants with restrooms or utility sinks. Large shared parking lot with large truck accessible entrance. Combined leased units usually have a knockout for access between units. 30,920 SF Leased (94.5% of leasable SF) - rent roll available. All leases are modified gross - gross + utilities. Tenants pay Ameren (gas/electric) and owners pay water/sewer (Municipal Washington utilities - water/sewer are not individually metered). Trash is on tenants and many share a few dumpsters on the property. The vacant 1,800 SF is the second floor of the office end cap of the north building. This is a ready to rent office space (not ADA compliant - no elevator/lift) that was formerly utilized by the owners.



**33,120**  
TOTAL SF



**INDUSTRIAL  
INVESTMENT**  
PROP TYPE



**2.15**  
ACRES



**C-3**  
ZONING

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- Property Photos & Videos
- Floorplans
- County Records



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## PROPERTY INFORMATION

ADDRESS	1204-1254 Independence Court
CITY / STATE / ZIP	Washington, IL 61571
PARCEL ID(s)	02-02-15-100-020
PROPERTY TYPE	Industrial, Investment
ZONING	C-3
TOTAL LOT ACRES	2.15
TOTAL BLDG SF	33,120



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## EXTERIOR PICTURES



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## INTERIOR PICTURES

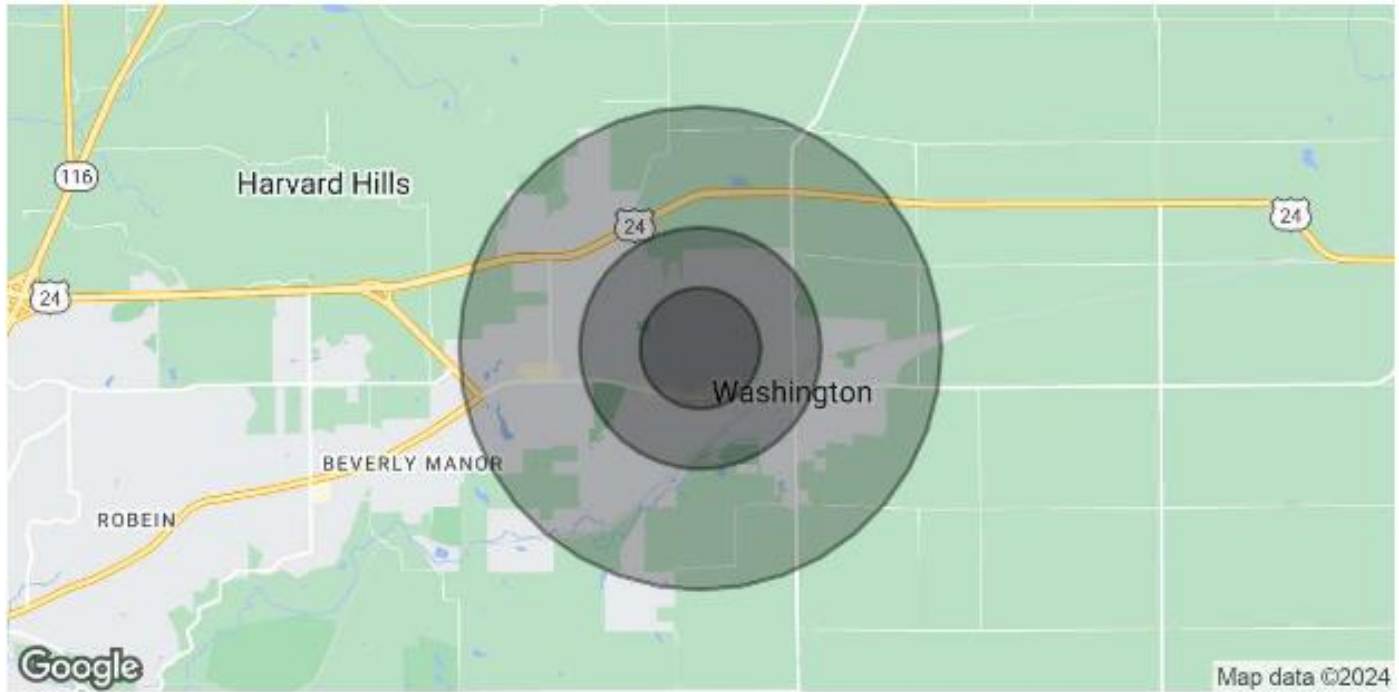


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## WASHINGTON AREA DEMOGRAPHICS



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>2 MILES</b>
Total Population	2,210	7,580	14,654
Average Age	38	39	40
Average Age (Male)	36	37	38
Average Age (Female)	40	40	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>2 MILES</b>
Total Households	803	2,844	5,604
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$114,511	\$114,231	\$115,596
Average House Value	\$281,824	\$274,344	\$274,596

Demographics data derived from AlphaMap



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All information contained herein is deemed reliable but not guaranteed.  
Each office is independently owned and operated.  
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