

FOR SALE

1325 N Broad St.,
Carlinville, IL 62626



44,000 SF OFFICE/WAREHOUSE

BARBERMURPHY

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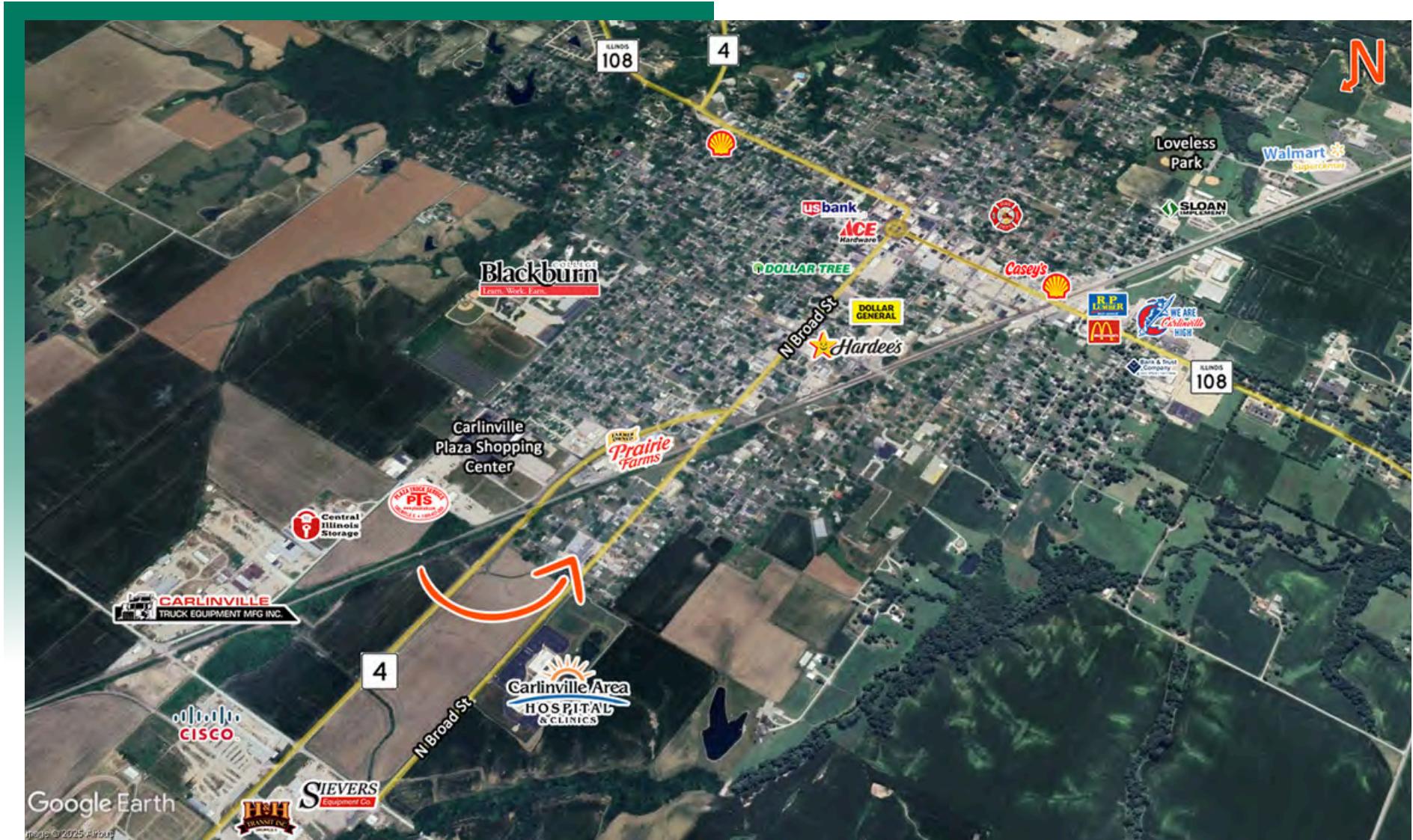
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

1325 N Broad St., Carlinville, IL 62626

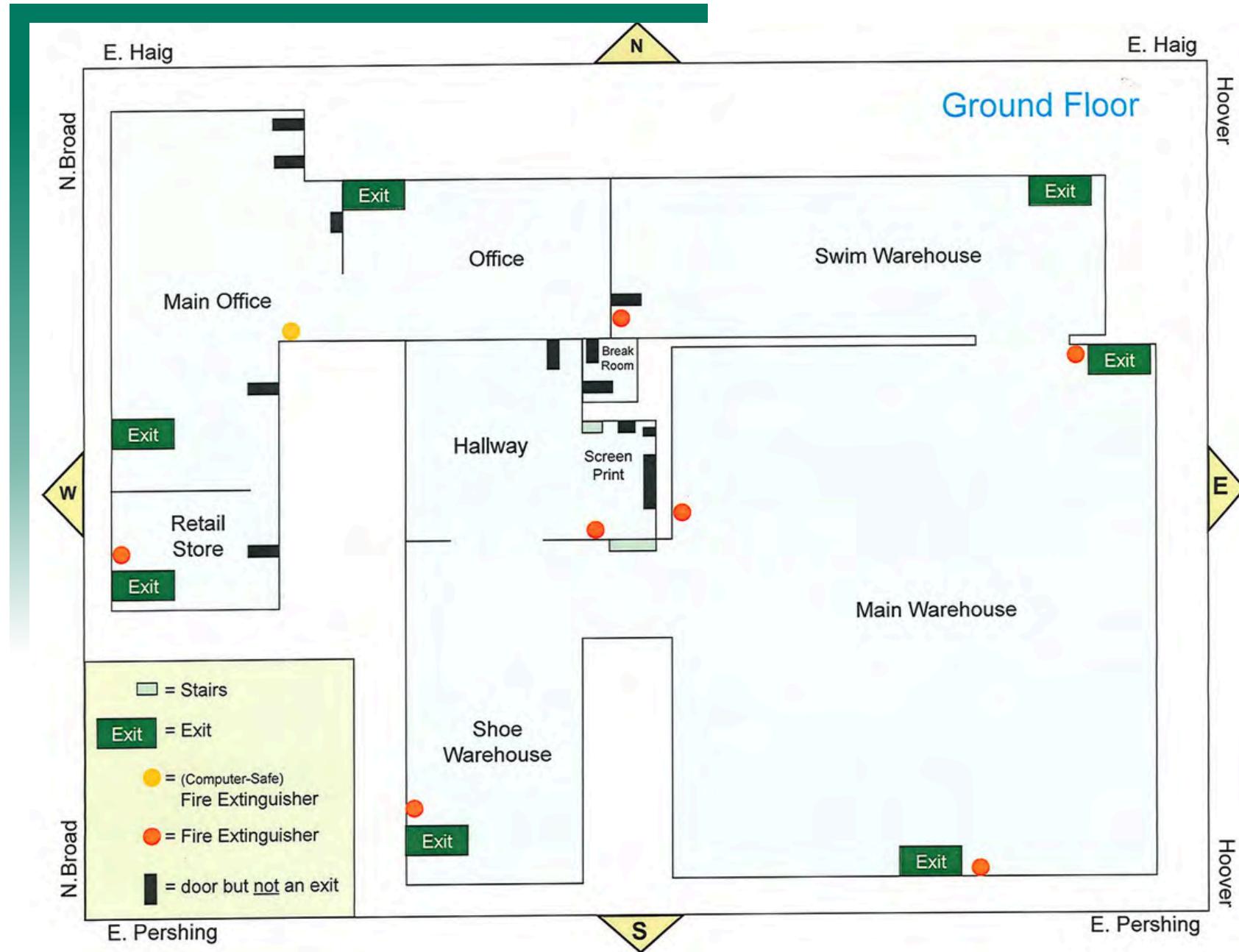


LOCATION DESCRIPTION

Located in Carlinville, IL the county seat for Macoupin County. Population of 7,000 people. Several of the largest employers in town are Prairie Farms, Cisco Steel and Karmak and Carlinville Area Hospital. 12 miles to interstate 55. Route 4 is the North & South arterial highway with Route 108 as the East and West arterial highway.

FLOOR PLAN

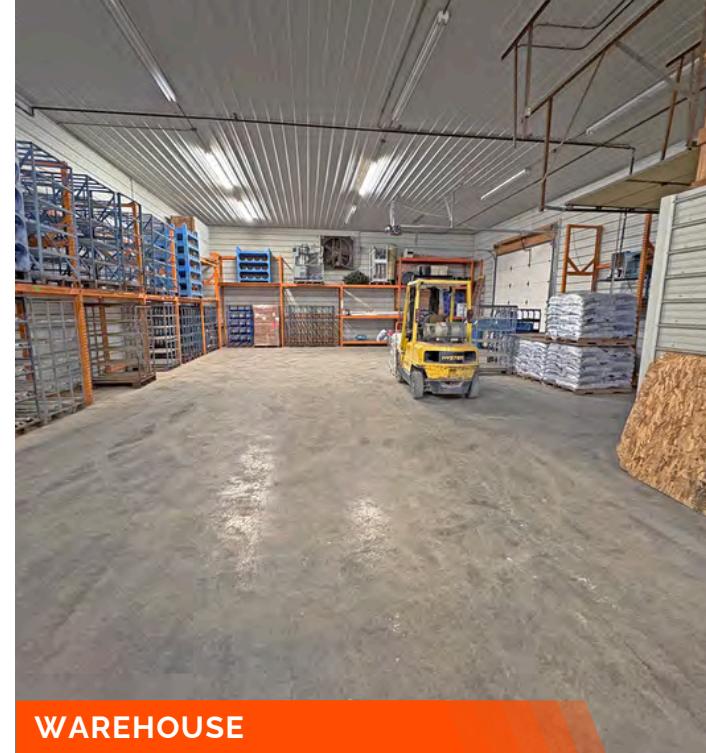
1325 N Broad St., Carlinville, IL 62626



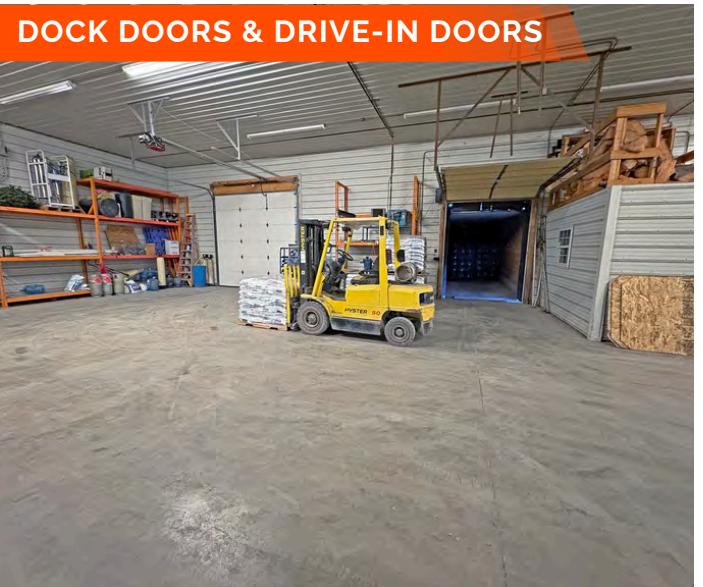
*Not to scale



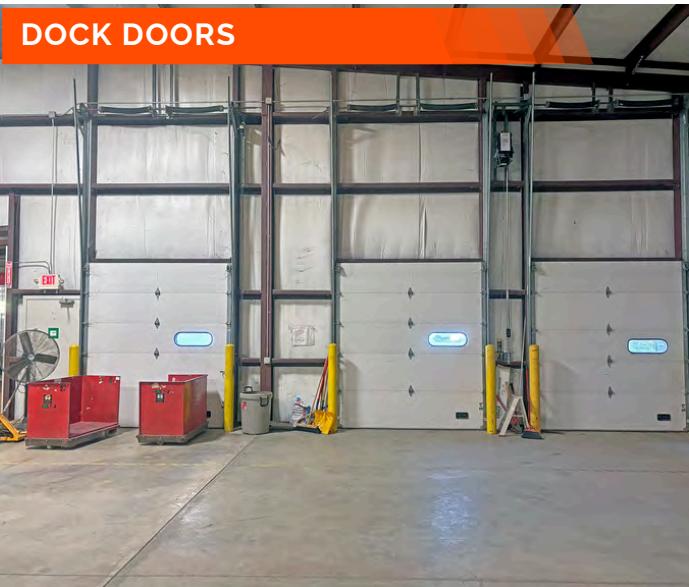
NORTH SIDE EXTERIOR



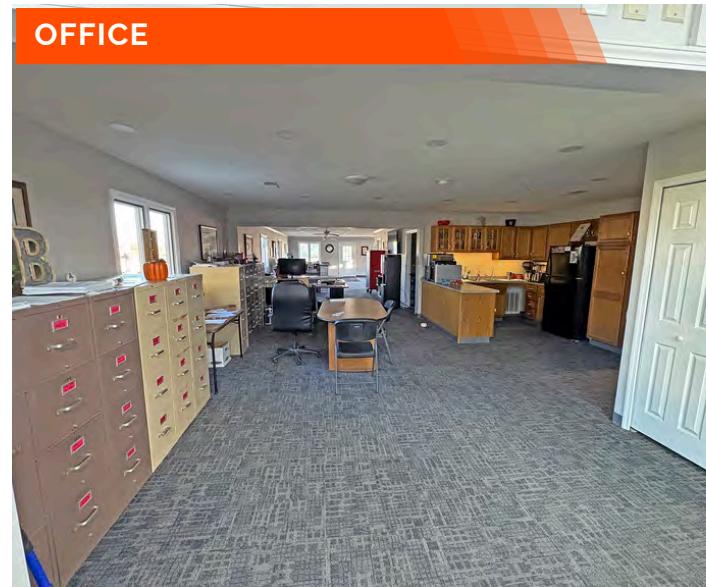
WAREHOUSE



DOCK DOORS & DRIVE-IN DOORS



DOCK DOORS



OFFICE

PROPERTY HIGHLIGHTS



9,350 SF
OFFICE
SPACE



34,300 SF
WAREHOUSE
SPACE



(3) DRIVE-IN
DOORS



(4) DOCK
DOORS



24' CLEAR
SPAN



ON 3.01
ACRES

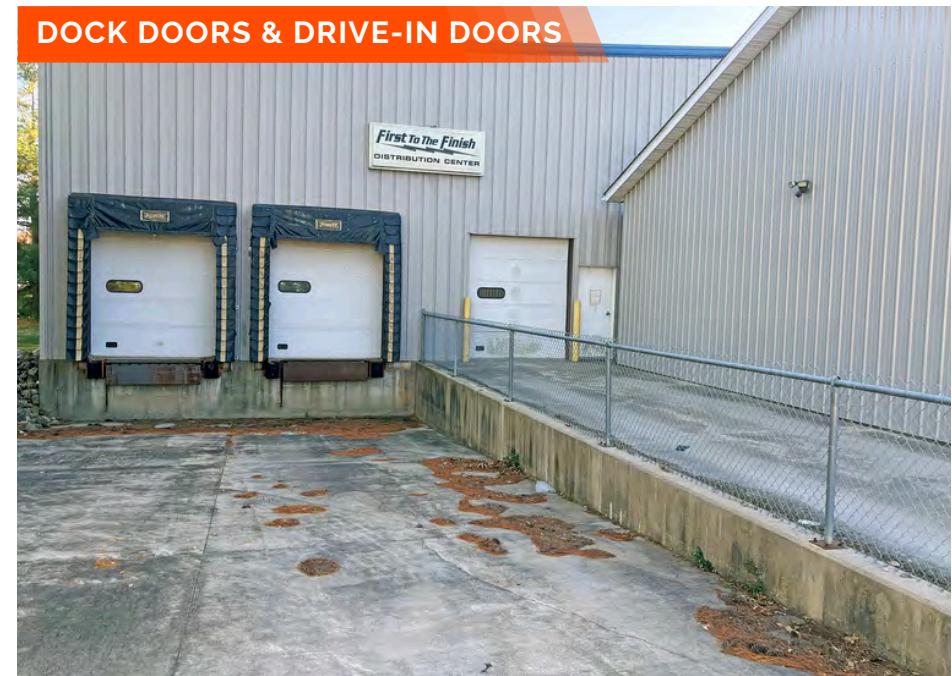
PROPERTY PHOTOS

1325 N Broad St., Carlinville, IL 62626

EXTERIOR



DOCK DOORS & DRIVE-IN DOORS



WAREHOUSE

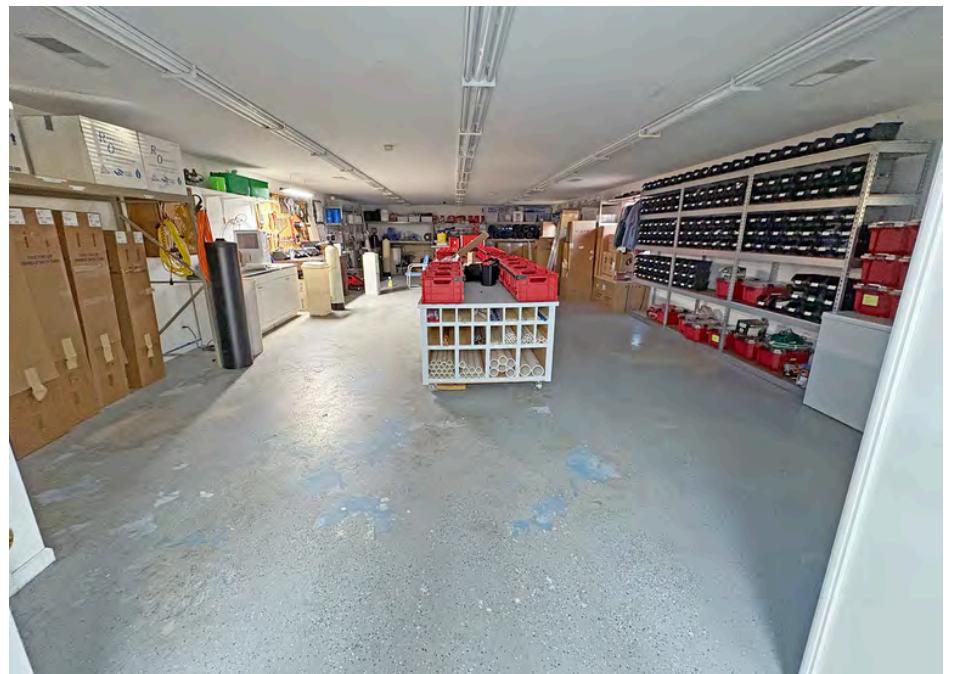


DRIVE-IN DOORS



PROPERTY PHOTOS - WAREHOUSE

1325 N Broad St., Carlinville, IL 62626



INDUSTRIAL PROPERTY SUMMARY

1325 N BROAD ST

LISTING #

3156

FACILITY INFORMATION:

Heat:	Throughout
AC:	Office
Lighting:	LED
Sprinklers:	None
Insulated:	Yes
Ventilation:	Yes
Compressed Air:	No
Restrooms Men:	Yes
Restrooms Womens:	Yes
Showers:	No
Floor Drains:	No

LOADING & DOORS:

Dock Doors:	(3) 8x8 & (1) 8x9
# of Dock Doors:	4
Dock Levelers:	No
Dock Leveler Capacity:	N/A
# Drive In Doors:	3
Drive In Door Size:	(1) 12x14 & (2) 12x12

TRANSPORTATION:

Interstate Access:	12 miles to Interstate 55
Airport Access:	N/A
Rail Access:	No
Rail Line:	N/A
Rail Status:	N/A

INDUSTRIAL PROPERTY SUMMARY PG 2

1325 N BROAD ST

UTILITY INFO:

Water Provider:	Carlinville
Water Location:	On Site
Sewer Provider:	Carlinville
Sewer Location:	On Site
Gas Provider:	Ameren Illinois
Gas Location:	On Site
Electric Provider:	Ameren Illinois
Electric Location:	On Site
Voltage Low:	120
Voltage High:	480
Amps:	600
Phase:	3



SALE/LEASE INFORMATION:

TAX INCENTIVE ZONES:

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

Sale Price: \$1,279,000

Price / SF: \$29.07

Property Description

44,000 SF office/warehouse on 3.01 acres. 9,350 SF of office space and 34,300 SF of warehouse space. (4) docks and (3) drive-in doors. 24' clear span warehouse.

FINANCIAL INFORMATION:

Taxes:	\$18,540.00
Tax Year:	2024

Space is occupied by two tenants Bloom Water and First to the Finish (FTTF). Gross Annual Rental Income \$169,200. Lease terms through March 31st, 2027 for Bloom Water and August 1st, 2026 for FTTF.