

# FOR SALE

500 Gee St.  
Mt Vernon, IL  
62864



8,667 SF LIGHT INDUSTRIAL BUILDING

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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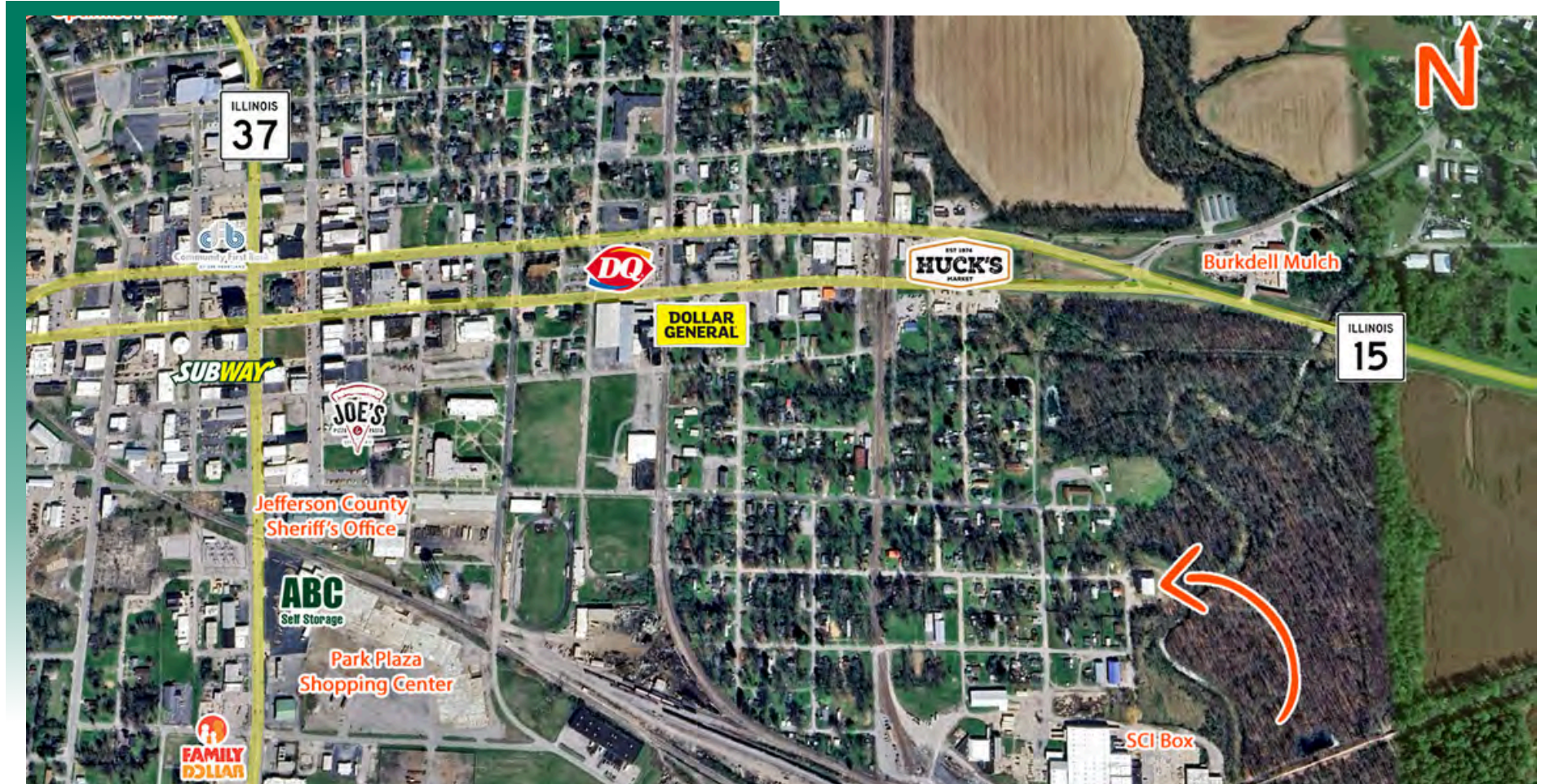


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



## AREA MAP

500 Gee St., Mt Vernon, IL 62864



### LOCATION OVERVIEW

This property is located in Mt. Vernon about 3.69 Miles from I-64. It is located on the east side of town and is only a 5 minute 1.3 mile drive from downtown Mt. Vernon. It is tucked in the back of a residential neighborhood with woodland protecting the back side of the property. Being so close to interstate allows more opportunities for busniesses to function.



# PROPERTY OVERVIEW

500 Gee St., Mt Vernon, IL 62864



INTERIOR

## PROPERTY HIGHLIGHTS

8,667 SF block industrial building on approximately 5 acres

Zoned for light industrial use

10.5-foot clear-span ceilings

Fluorescent lighting

Powered by 300 amp, 220V single-phase electric service.

Insulated, not heated

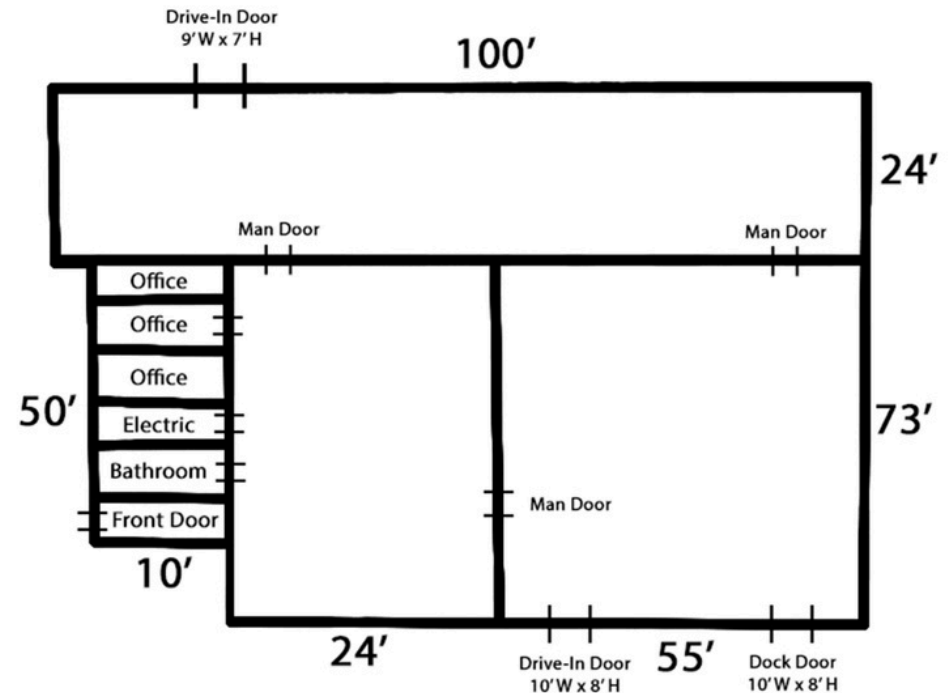
**SALE PRICE: \$99,500**

**Section One (1,752 SF):** The main entrance area includes restrooms and ample storage space.

**Section Two (500 SF):** Adjoining the entrance, this section is ideal for office use.

**Section Three (2,400 SF):** Located to the north, this area provides additional storage and features a smaller drive-in door (7' x 9').

**Section Four (4,015 SF):** The largest section, positioned to the east, includes a drive-in door (10' x 8') and a dock-high door (10' x 8'). The clear-span design and drive-around lot make it well-suited for semi-truck access and loading.



# INDUSTRIAL PROPERTY SUMMARY

500 GEE STREET

**LISTING #** 3118

## LOCATION DETAILS:

Parcel #: 0732228001  
County: IL - Jefferson  
Zoning: Light Industrial

## PROPERTY OVERVIEW:

Building SF: 8,667  
Vacant SF: 8,667  
Usable Sqft: 8,667  
Office SF: 500  
Warehouse SF: 8,167  
Min Divisible SF: 8,667  
Lot Size: 4.49 Acres  
Frontage: 483'  
Depth: 405'  
Parking Surface Type: Rock and foundry sand  
Archeological: No  
Environmental: No  
Survey: No

## STRUCTURAL DATA:

Year Built: 1950  
Clear Ht Min: 10  
Clear Ht Max: 10.6  
Bay Spacing: Clear Span  
Construction Type: Exterior - Block  
Roof: Flat,Metal  
Floor Type: Reinforced Concrete  
Floor Thickness: 6"

## FACILITY INFORMATION:

Heat: none  
AC: none  
Lighting: Fluorescent  
Sprinklers: None  
Insulated: Yes  
Ventilation: No  
Compressed Air: No  
Restrooms Men: Yes  
Restrooms Womens: No  
Showers: No  
Floor Drains: No

## LOADING & DOORS:

Dock Doors: 10'x8'  
# of Dock Doors: 1  
Dock Levelers: 0  
Dock Leveler Capacity: none  
# Drive In Doors: 2  
Drive In Door Size: 10'x8' / 7'x9'

## TRANSPORATION:

Interstate Access: 3.69 Miles to I-64



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## INDUSTRIAL PROPERTY SUMMARY PG 2

500 GEE STREET

### UTILITY INFO:

Water Provider:	Mt. Vernon City
Water Location:	On Site
Sewer Provider:	Mt. Vernon City
Sewer Location:	On Site
Gas Provider:	Ameren
Gas Location:	On Site
Electric Provider:	Ameren
Electric Location:	On Site
Voltage Low:	120
Voltage High:	220
Amps:	300
Phase:	1

### TAX INCENTIVE ZONES:

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

### FINANCIAL INFORMATION:

Taxes:	\$4,028.22
Tax Year:	2024



### SALE/LEASE INFORMATION:

Sale Price:	\$99,500
Price / SF:	\$11.48

### PROPERTY DESCRIPTION:

8,667 SF block industrial building is situated on approximately 5 acres and is zoned for light industrial use. The building features 10.5-foot clear-span ceilings, fluorescent lighting, and is powered by 300 amp, 220V single-phase electric service. With four distinct sections, the layout offers flexibility for a variety of industrial, storage, or contractor uses.

Section One (1,752 SF): The main entrance area includes restrooms and ample storage space. Section Two (500 SF): Adjoining the entrance, this section is ideal for office use. Section Three (2,400 SF): Located to the north, this area provides additional storage and features a smaller drive-in door (7' x 9'). Section Four (4,015 SF): The largest section, positioned to the east, includes a drive-in door (10' x 8') and a dock-high door (10' x 8'). The clear-span design and drive-around lot make it well-suited for semi-truck access and loading.

While the building is insulated, it is currently not heated. The site also features foundry sand, which prevents mud and is ideal for heavy truck traffic. With public water and sewer service through the City of Mt. Vernon and utilities provided by Illinois American, this property presents a solid infrastructure base for industrial operations. This is a great opportunity for investors, contractors, or small industrial users seeking functional space and extensive land at an affordable price point.

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