

352,800 SF Rail Served Warehouse For Sale/Lease and Finish to Suit

South Dickey St., Sparta, IL 62286



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Steve Zuber – SIOR, CCIM
C: 314.409.7283
Steve@barbermurphy.com

James Leopold – CCIM, SIOR
C: 618.581.1702
JamesL@barbermurphy.com



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.

PROPERTY SUMMARY

Former Spartan Printing Complex in Sparta, IL was repurposed in 2020. Portions of the building were demolished, leaving a 2-Acre concrete pad where those building sections once stood.

The remaining structure consists of a total of 352,800 SF, of that, 140,790 SF has had either a new roof or roof repairs completed, interior painted and electric restored with LED lighting in place.

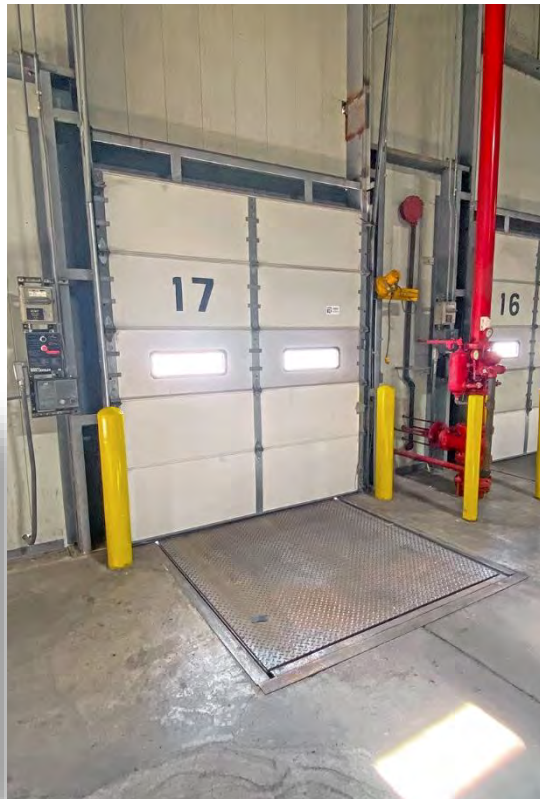
There are 212,000 SF remaining which consists of concrete floors and steel frame structure that needs a new roof and mechanical systems restored. 64,000 SF has 30' ceilings with the remaining ceiling heights around 19'. The expected timing to finish to suit would be 3 months and will be quoted by project.

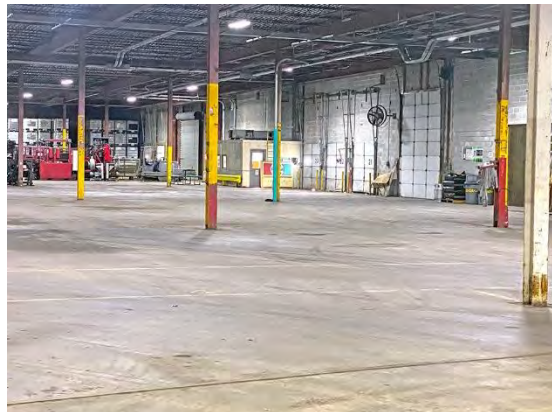
The site is adjacent to Canadian Railway and has (3) separate spurs entering the property totaling approximately 2,023 linear feet. Rail access would require some improvements to get back into operable condition.

Property is located in a TIF District and Enterprise Zone and incentive are available.

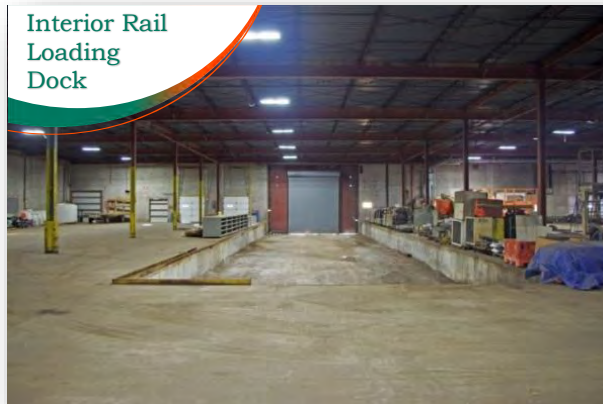
SALE PRICE: \$4,500,000

LEASE RATE: \$3.00/SF, NNN



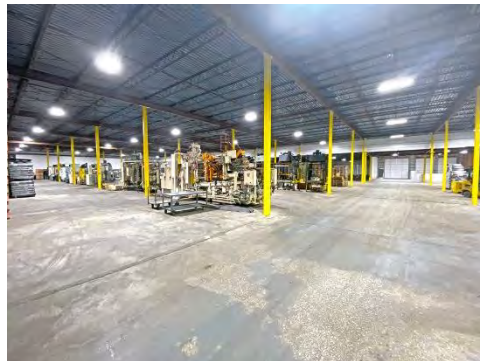


Interior Rail Loading Dock

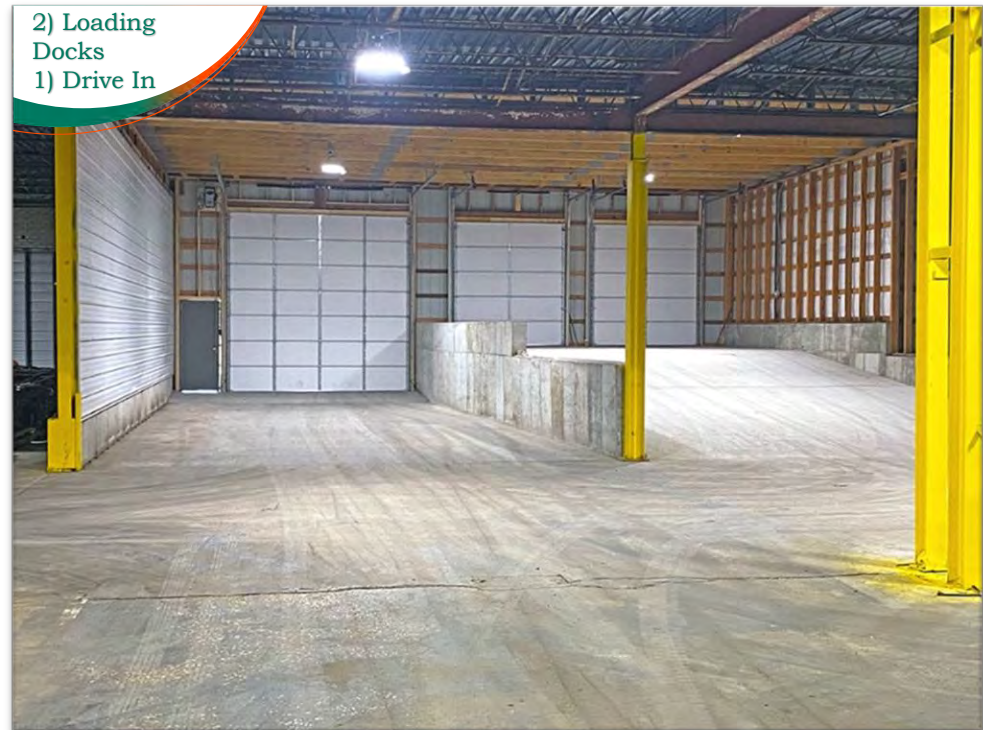


Rail Service into Building





2) Loading Docks
1) Drive In





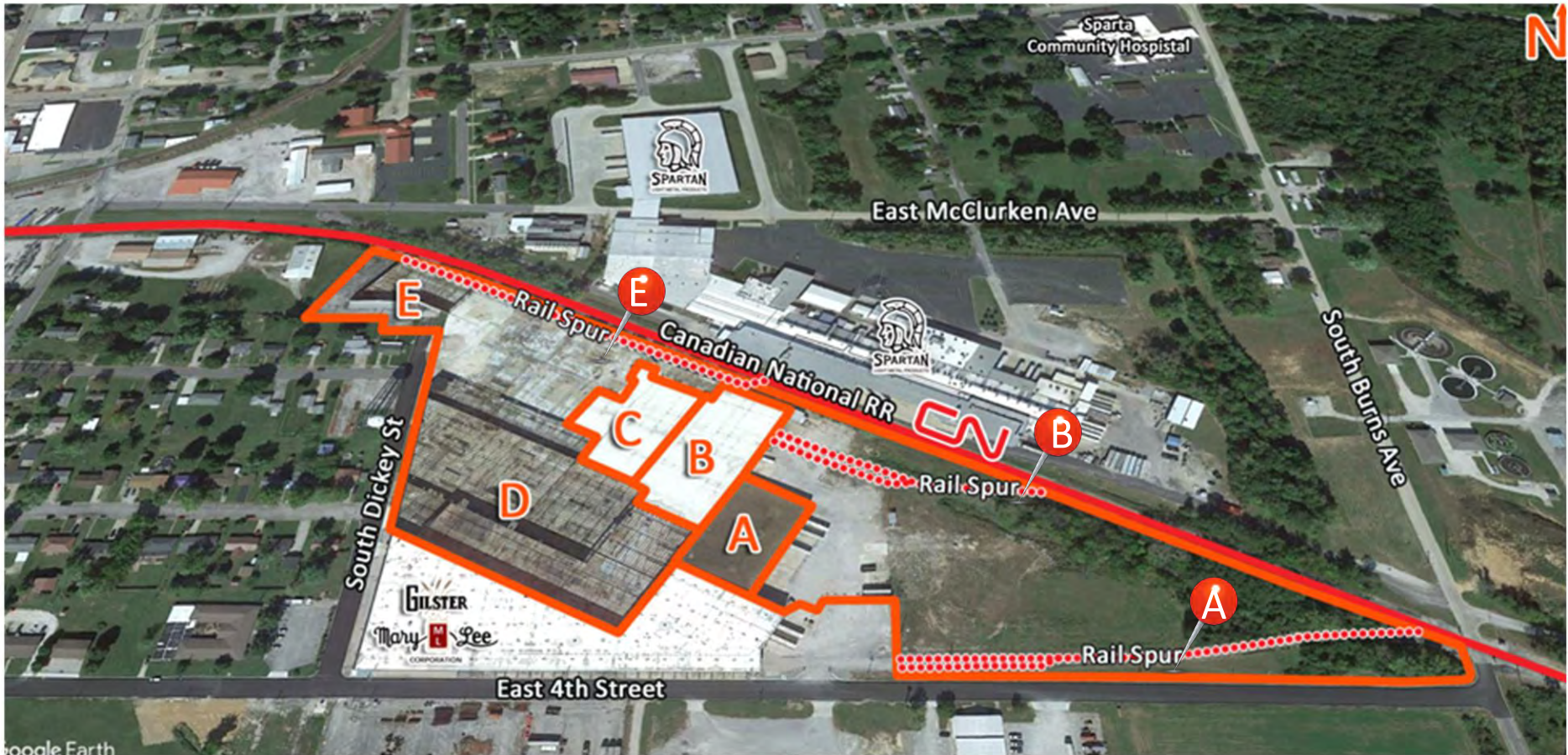
FINISH TO SUIT





FINISH TO SUIT
24,480 SF - Stand Alone Building





Rail Service to Section E



Rail Service to Section B



Rail Spur - Section A



Listing No: 2327

Industrial

**Sparta Printing
South Dickey
Sparta, IL 62286**

SALE INFORMATION:

For Sale: Yes
Sale Price: \$4,500,000
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$3.00
Lease Type: NNN
Net Charges: \$0.05
CAM Charges:
Lease Term:

Leasing Comments:

Finish-to-Suit Lease Rate quoted by project - (212,000 SF)
 As-Is Finished Space Lease Rate: \$3.00/SF, NNN (140,790 SF)

Total SF Available: 352,800 SF
Min Divisible SF: 5,000 SF

SQUARE FOOT INFO:

Building Total: 352,800 SF
Total Available: 352,800 SF
Direct Lease: 352,800 SF
Sublease: 0 SF
Office: 0 SF
Warehouse: 352,800 SF
Min Divisible: 5,000 SF
Max Contiguous: 328,320 SF

LAND MEASUREMENTS:

Acres: 19.00
Frontage: 602 FT
Depth: 1,095 FT

PROPERTY INFORMATION:

Parcel No: 10-06-380-002	TIF: Yes	Property Tax: \$1,952.00
County: Randolph	Enterprise Zone: Yes	Tax Year: 2019
Zoning: Industrial	Foreign Trade Zone: No	
Zoning By: Sparta	Survey: Yes	
Industrial Park:	Environmental: Yes	
Prior Use: Manufacturing	Archaeological: No	

STRUCTURAL DATA:

Year Built: 1960	Clearance Min: 19'	Style: Steel Frame
Rehab Year: 2020	Clearance Max: 30'	Roof: Metal
	Bay Spacing: Varies	Exterior: Metal
		Floors: 1
		Floor Type: Reinforced Concrete
		Floor Thickness: 6"-17"
		Floor Drains: Yes



South Dickey
Sparta, IL 62286

UTILITY INFORMATION

Water Provider:	Sparta	Service:	6: & 8" lines	Location:	On Site
Sewer Provider:	Sparta	Service:	6" & 8" Lines	Location:	On Site
Gas Provider:	Ameren IL	Service:		Location:	On Site
Electric Provider:	Ameren IL	Service:		Location:	On Site
AMPS:	2000 KVA	Phase:	3		
Low Volts:	240V	High Volts:	480V		
Telecom Provider:	Frontier	Service:		Location:	

FACILITY INFORMATION

Truck Dock:	18	Size:	Varies	Parking:	100
Dock Levelers:	Yes	Capacity:		Surface Type:	Rock & Concrete
Drive-In Doors:	2	Size:	16'x18' & 12'x15'	Yard:	2 Acre Concrete Pad
Box Van Doors	No			Extra Land:	13.7 Acres adjacent
Overhead Cranes:	No	Size:	N/A N/A	Additional Facility Information:	
Elevators:	N/A				
Heating:	No	Men's Restroom:	Yes		
Cooling:	No	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	No		
Sprinklers:	Yes-Wet	Ventilation:	Yes		
Lighting:	LED-Motion Detectors	Compressed Air:	No		
Skylights:	No				

TRANSPORTATION

Interstate:	28 Miles to I-64, 33 Miles to I-55
Rail:	Canadian National Railway
Barge:	Kaskaskia River Terminal
Airport:	62 Miles to Lambert International Airport

Listing Broker(s)

Steve Zuber SIOR, CCIM
Office: (618) 277-4400
steve@barbermurphy.com
Cell: (314) 409-7283

James Leopold CCIM, SIOR
Office: (618) 277-4400
jamesl@barbermurphy.com
Cell: (618) 581-1702

Comments

44,000 SF leased by Spartan Light Metal. 10,000 SF Miscellaneous Leases.
96,799 SF Under Roof available for Lease \$3/SF, NNN
Remaining 212,000 SF without roof available for lease finish to suit - Allow 3 months for roof installation and mechanical improvements - Rate quoted by Project.
Rail Access needs improvements.
Sprinklers are shut off but can be made available if needed
Heaters can be added if needed