

FOR SALE

1475 B & H Industrial Ct.
605 S Mulberry St.
Millstadt, IL 62260



MULTI- TENANT INDUSTRIAL INVESTMENT OPPORTUNITY

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

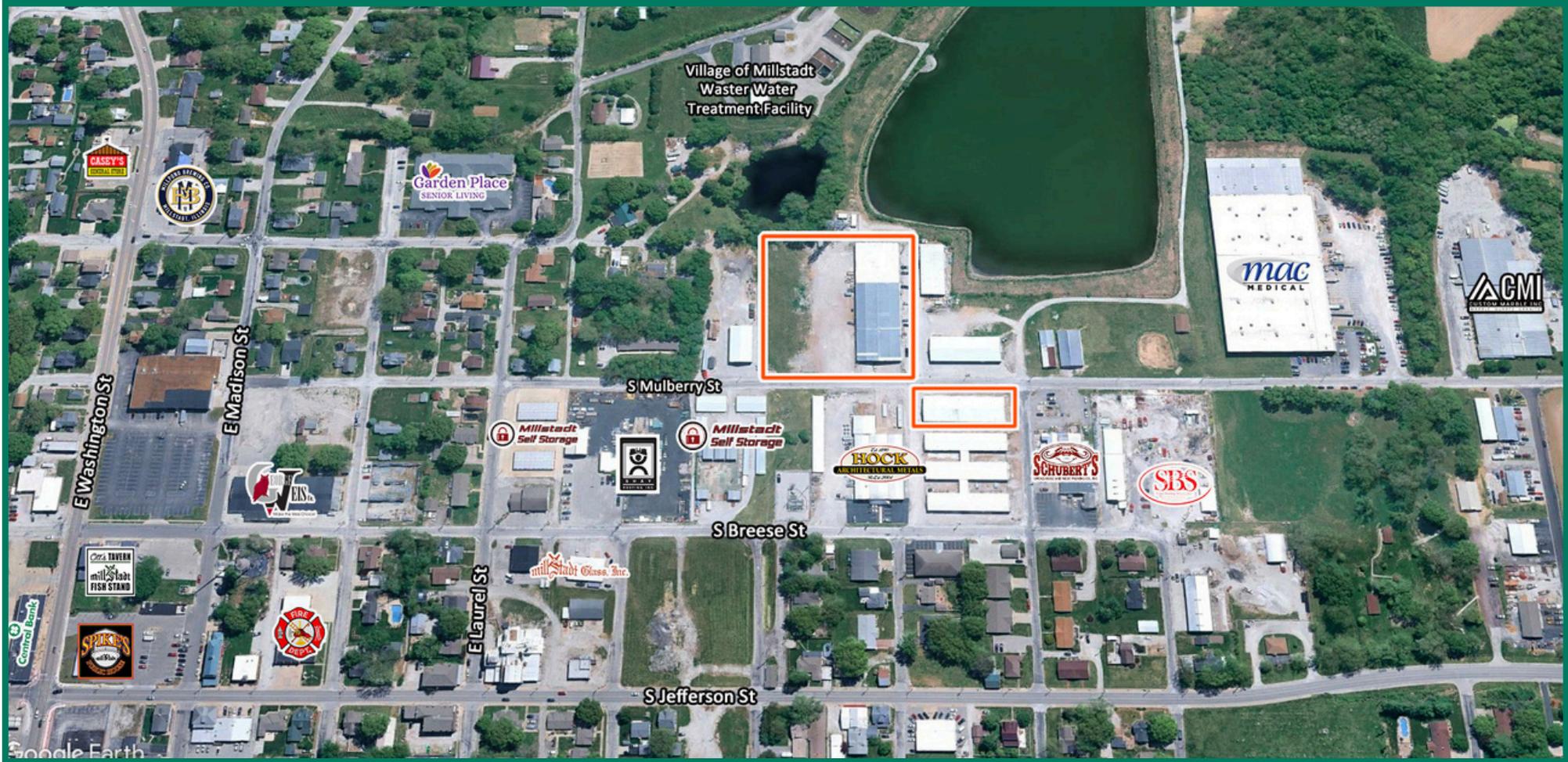
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AREA MAP

1475 B & H Industrial Ct. / 605 S Mulberry St., Millstadt, IL



LOCATION OVERVIEW

Located within the Millstadt Industrial Park. Less than a mile from IL Rte 158, IL Rte 163, & 5 miles to IL Rte 15.

RENT ROLL / INCOME & EXPENSES

RENT ROLL

TENANT	ADDRESS	SF	MONTHLY	TENANT REIMBURSEMENTS	ANNUAL	PSF	BEGIN DATE	END DATE	NOTES
Minova, Inc.	605 S Mulberry St.	10,800	3,550	2,080	44,680	3.95	12/1/2025	12/1/2030	Biennial 2% Increase, (2) 5yr options
Minova, Inc.	1400-1425 B&H Industrial	11,400	3,750	1,281	46,281	3.95	12/1/2025	12/1/2030	Biennial 2% Increase, (2) 5yr options
Tron Solar	1475 B&H Industrial (Suite 1500)	9,400	4,000		48,000	5.11	11/1/2025	10/31/2026	Biennial 2% Increase, (1) 3yr option
Ramos	1475 B&H Industrial (Suite 1525)	2,800	1,465				6/16/25	6/15/2026	Biennial 2% Increase, (1) 3yr option
T-Michaels	1475 B&H Industrial (Suite 1550)	2,800	1,300		15,600	7.75	2/1/2025	1/31/2028	Biennial 2% Increase, (2) 5yr options
Vacant	1450 B&H Industrial (Suite 1450)	3,600	\$1,800		21,600	6.00			Potential income, listed for lease on 1/21/2026
TOTAL/AVERAGE		30,000	14,700	3,361	190,380	5.76			

INCOME

	MONTHLY	ANNUAL
Rental Revenue:	\$14,700.00	\$168,780
Other Revenue - Tenant Insurance Reimbursement:	\$280.07	\$3,360.80
Gross Income :	\$14,980.07	\$166,908.80
Less: Vacancy Allowance	(\$514.50)	(\$6,174.00)
Effective Gross Income:	\$14,465.57	\$160,738.80

EXPENSES

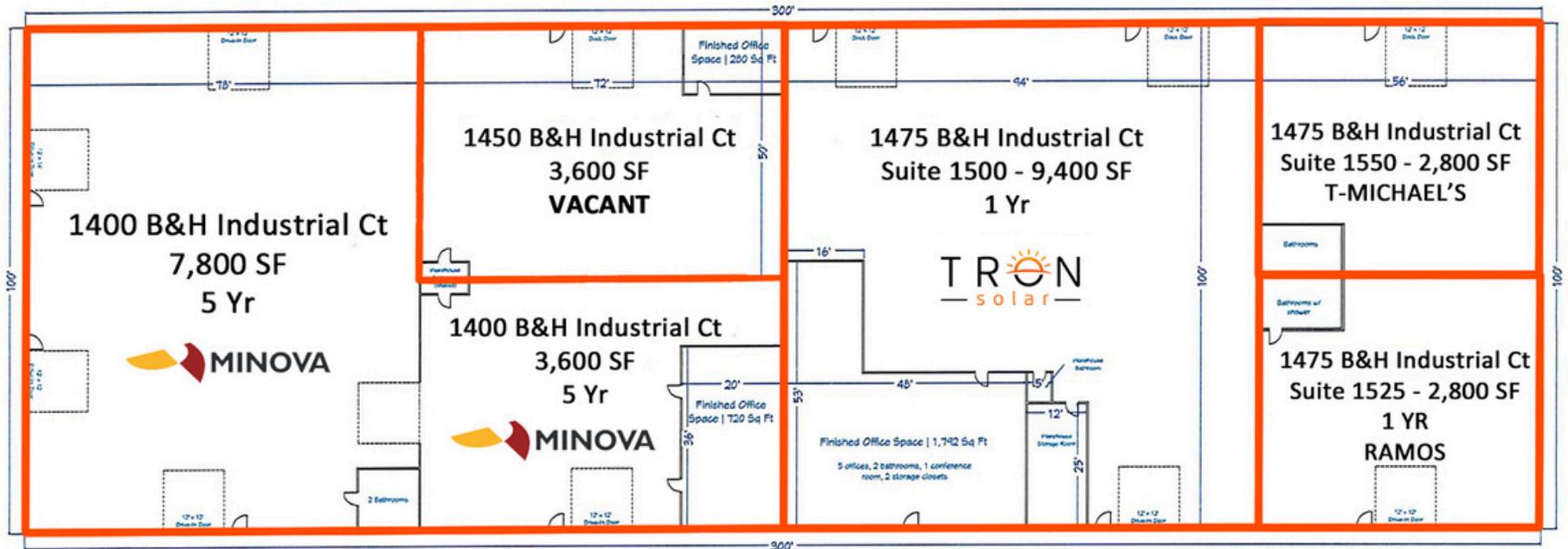
	MONTHLY	ANNUAL
CAM (estimated):	(\$183.75)	(\$2,205.00)
Repair reserve and misc. (estimated):	(\$147.00)	(\$1,764.00)
Insurance:	(\$415.91)	(\$4,990.92)
Taxes:	(\$850.83)	(\$10,210.00)
Total Operating Expenses:	(\$1,597.49)	(\$19,169.92)
Net Operating Income:	\$11,797.07	\$149,610.08
Sale List Price:	\$1,750,000	
CAP Rate:	8.5%	

Notes:

1. Vacancy, maintenance, repairs is estimated. Actual is historically much less, and recent major upgrades were performed/incurred by seller.
2. Property sale includes the contiguous 1.9 vacant rockered drop lot. Note, additional income can likely be generated from renting drop lot space for RV's, etc. Drop lot has not been rented or ever marketed for rent in the past.

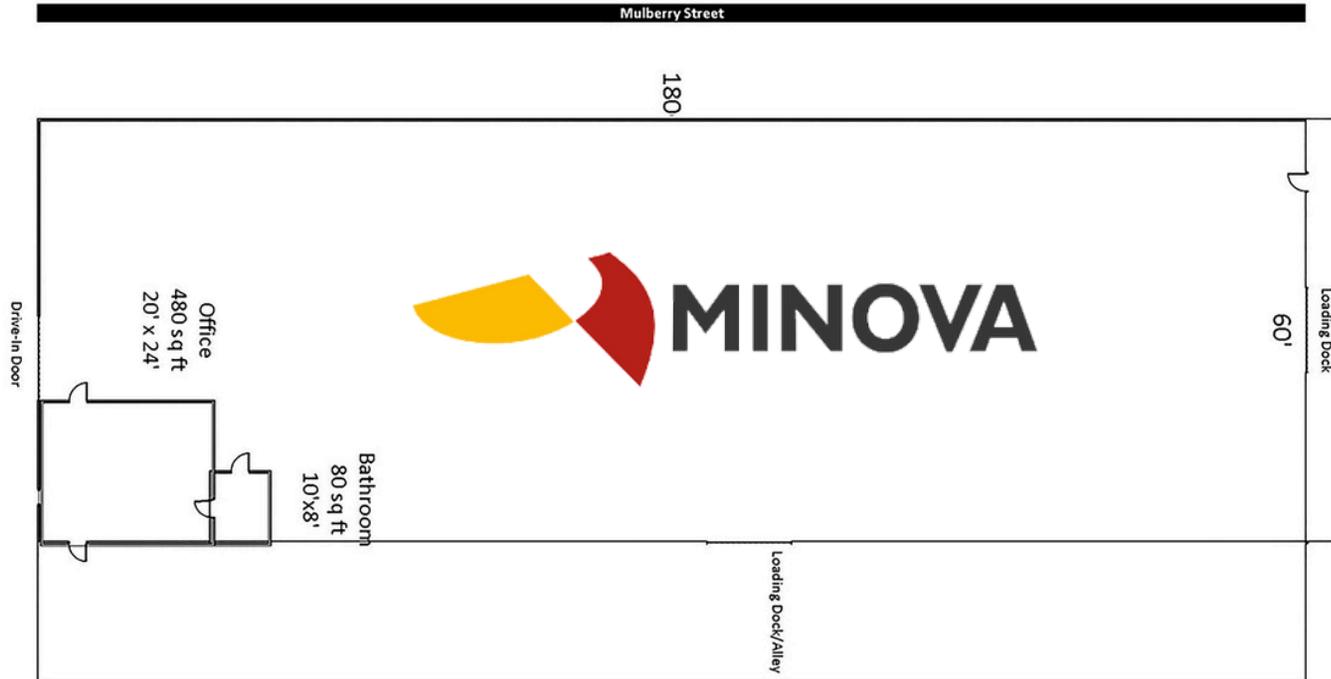
PROPERTY PHOTO/FLOOR PLAN

1475 B & H Industrial Ct., Millstadt, IL



PROPERTY PHOTO/FLOOR PLAN

605 S Mulberry St., Millstadt, IL



INVESTMENT PROPERTY SUMMARY

1475 B AND H INDUSTRIAL COURT

LISTING #2173

SALE INFORMATION:

Sale Price: \$1,605,044
Price / SF: \$53.50
CAP Rate: 8.82 %
NOI: \$141,564.88

PROPERTY INFO:

Tenants/Units: 4
Parcel #: 12-10.0-323-063
County: IL - St. Clair
Zoning: I- Industrial Dist.

STRUCTURAL DATA:

Year Built: 1984
Yr Renovated: 2018
Roof: Metal, Galvanized Steel
Construction Type: Metal & Frame, Metal, Wood Frame

FACILITY INFO:

Parking Spaces: 20

LAND MEASUREMENTS:

Acres: 2.90 Acres
Frontage: 360
Depth: 345



TENANT INFORMATION - MINOVA

Multi-Tenant Industrial Investment opportunity with recent lease extensions in place. Major tenant occupying 25,800 SF of the 40,800 SF complex is Minova, a mining related company based in Georgetown with 722 employees an estimated revenue of \$274.4M. Minova was started more than 40 years ago, as a global manufacturer and supplier of chemical and mechanical earth control products, adhesives and support equipment. Minova has manufacturing plants on five continents and operations in more than 25 countries. Minova is an industry-leading provider of grounds support solutions for the underground mining, construction, tunneling and civil engineering industries. Minova is wholly owned by Orica Limited.



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