

FOR SALE -AND- LEASE

2021 Illini Ave.
Vandalia, IL 62471



52,600 SF WAREHOUSE/MANUFACTURING SPACE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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AREA MAP

2021 Illini Ave., Vandalia, IL 62471



LOCATION OVERVIEW

Property is located off Hwy 51 and only 1.0 mile from I-70, Exit 63. Great central location only 70 miles from St. Louis, MO., 175 miles from Indianapolis, IN. and 242 miles from Chicago, IL.



HWY 51
0.8 MILES



I-70 / 1 MILE

EXIT

EXIT 63

PROPERTY PHOTOS

2021 Illini Ave., Vandalia, IL 62471

EXTERIOR IMAGE



EXTERIOR IMAGE



EXTERIOR IMAGE



INTERIOR - DOCK DOORS



PROPERTY PHOTOS

2021 Illini Ave., Vandalia, IL 62471

WAREHOUSE



WAREHOUSE



WAREHOUSE



WAREHOUSE



DOCK DOORS
(2) 8'X8'



GRADE DOORS
(8) 12'X14' & 14'X22'



CLEAR HEIGHT
15'-17'



POWER
3 PHASE/1500 AMP



VOLTS
220/480

INDUSTRIAL PROPERTY SUMMARY

2021 ILLINI AVENUE

LISTING # 3002

LOCATION DETAILS:

Parcel #: 18-14.05-451-014
County: IL - Fayette
Zoning: Light Industrial

PROPERTY OVERVIEW:

Building SF: 52,600
Vacant SF: 52,600
Usable Sqft: 52,600
Office SF: 3,350
Warehouse SF: 49,250
Min Divisible SF: 52,600
Max Contig SF: 52,600
Lot Size: 7.50 Acres
Frontage: 650
Depth: 495
Parking Spaces: 50
Parking Surface Type: Rocked
Archeological: No
Environmental: No
Survey: Yes

STRUCTURAL DATA:

Year Built: 1977
Clear Ht Min: 15
Clear Ht Max: 17
Bay Spacing: 25x40 & 25x60
Construction Type: Metal,Steel
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Office/Warehouse
AC: Office
Lighting: LED
Sprinklers: No
Insulated: No
Ventilation: Yes
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

Dock Doors: 8'x10'
of Dock Doors: 2
Dock Levelers: Yes
Drive In Doors: 8
Drive In Door Size: 12'x14' & 14'x22'

TRANSPORATION:

Interstate Access: 1 Mile to I-70



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INDUSTRIAL PROPERTY SUMMARY PG 2

2021 ILLINI AVENUE

UTILITY INFO:

Water Provider:	City of Vandalia
Water Location:	On Site
Sewer Provider:	City of Vandalia
Sewer Location:	On Site
Gas Provider:	Liberty Utilities
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	220
Voltage High:	480
Amps:	1500
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$21,123.20
Tax Year:	2023



SALE/LEASE INFORMATION:

Sale Price:	\$1,100,000
Price / SF:	\$20.91
Lease Rate:	\$2.50
Lease Type:	NNN

PROPERTY DESCRIPTION:

3 Building Complex; 52,600 Total SF Manufacturing Plant on 7.5 Acres Fenced with Rocked Parking area. 3,360 SF Office in building #1, 42,000 SF Mfg Plant in Building #2, and 7,250 SF Warehouse in Building #3. 1,500 Amp, 3phase, 480 Volt Electric, 15-17" Ceilings, 25'x40' and 25'x60' Column Spacing, (2) Dock Doors, (8) Drive-In Doors Varying in Size.

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