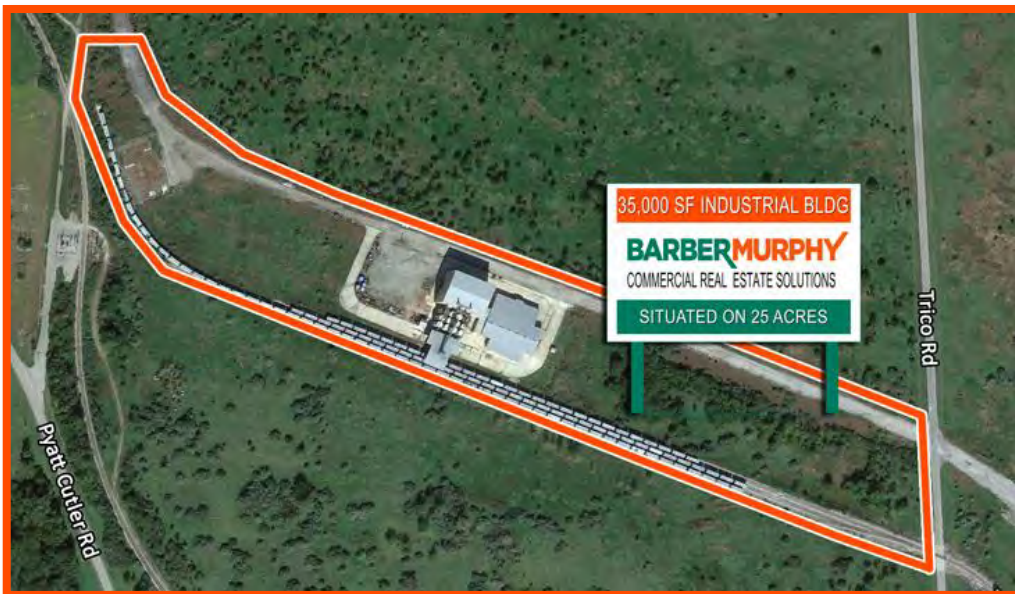


# 35,000 SF INDUSTRIAL BUILDING FOR LEASE OR SALE SITUATED ON 25 ACRES ADJECENT TO 5,100 LINEAR FEET OF TRACK



1439 Cutler Trico Rd., Cutler, IL 62238

- 5,100 +/- linear feet of track storage with truck scales and rail car loading/unloading material handling equipment available for use
- Served by Union Pacific and Canadian National Railway
- Up to 70' clear height
- 480V, 3 phase, 2,500 AMP electric service

LEASE RATE: \$50,000/MONTH, NNN

SALE PRICE: \$5,000,000

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

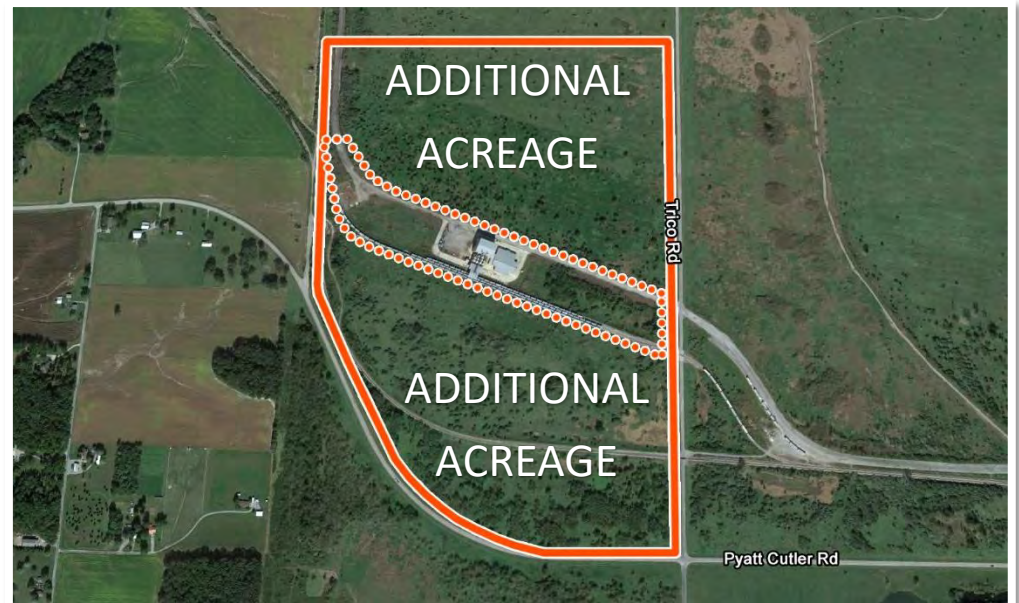
Steve Zuber – SIOR, CCIM  
C: 314.409.7283  
[Steve@barbermurphy.com](mailto:Steve@barbermurphy.com)

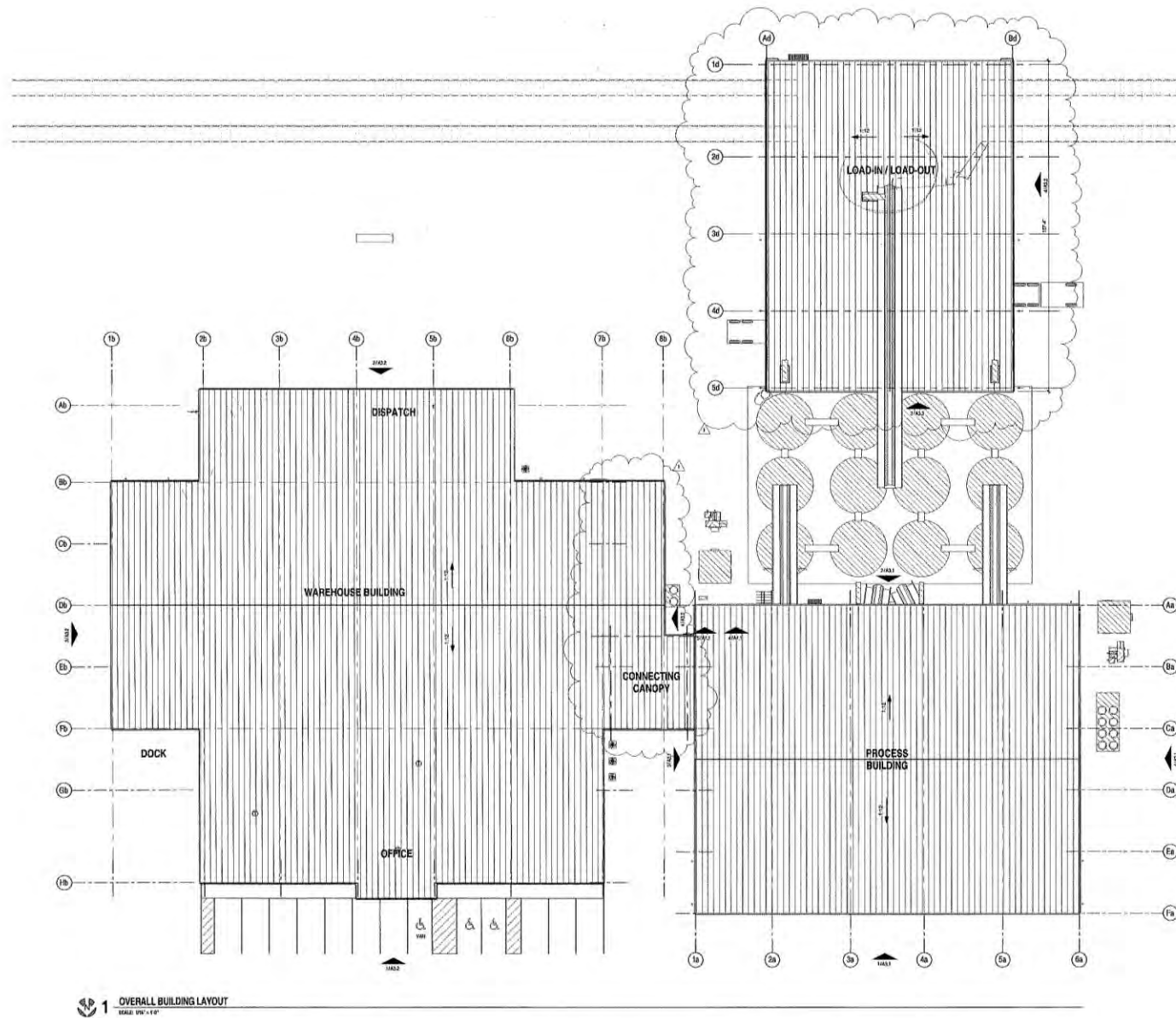




25 Acres included in Lease Rate with up to 250 Additional Acres Available

Click Here to Take a Virtual Tour  
<https://youtu.be/9M7-LYl8EzQ>





1 OVERALL BUILDING LAYOUT  
SCALE: 1/8" = 1'-0"



SOUTHERN PRECISION SANDS  
NEW COATING FACILITY  
VOCA, TEXAS

NO. 1	DATE	BY	CHKD.	APP'D.
REVISIONS				
NO.	DESCRIPTION	DATE	BY	CHKD.

OVERALL BUILDING LAYOUT  
ISSUED FOR BID

DATE	ISSUED FOR BID	NO.	1
SCALE	AS SHOWN	PROJECT NO.	1439-CUTLER-TRICO
BY	AM	DATE	11/11/11
CHKD.		BY	
APP'D.		DATE	

\*click here for the full layout

[https://barbermurphy.com/wp-content/uploads/WPL/1424/att\\_1439-Cutler-Trico-Rd\\_Plans\\_reduced.pdf?nc=16560](https://barbermurphy.com/wp-content/uploads/WPL/1424/att_1439-Cutler-Trico-Rd_Plans_reduced.pdf?nc=16560)



Listing No: 2455

**Industrial  
Transload Station**Midwest Transload Station  
1439 Cutler Trico Road  
Cutler, IL 62238**SALE INFORMATION:**

For Sale:	Yes
Sale Price:	\$5,000,000
Sale Price/SF:	
CAP Rate:	
GRM:	
NOI:	

**LEASE INFORMATION:**

For Lease:	Yes
Lease Rate:	\$50,000/Month
Lease Type:	NNN
Net Charges:	
CAM Charges:	
Lease Term:	

**Leasing Comments:**

Equipment for material loading and unloading is negotiable. Track usage negotiable. Former frac sand coating equipment fully intact.

<b>Total SF Available:</b>	<b>35,000 SF</b>
<b>Min Divisible SF:</b>	<b>35,000 SF</b>

**SQUARE FOOT INFO:**

<b>Building Total:</b>	35,000 SF
<b>Total Available:</b>	35,000 SF
<b>Direct Lease:</b>	35,000 SF
<b>Sublease:</b>	0 SF
<b>Office:</b>	7,500 SF
<b>Warehouse:</b>	27,500 SF
<b>Min Divisible:</b>	35,000 SF
<b>Max Contiguous:</b>	35,000 SF

**LAND MEASUREMENTS:**

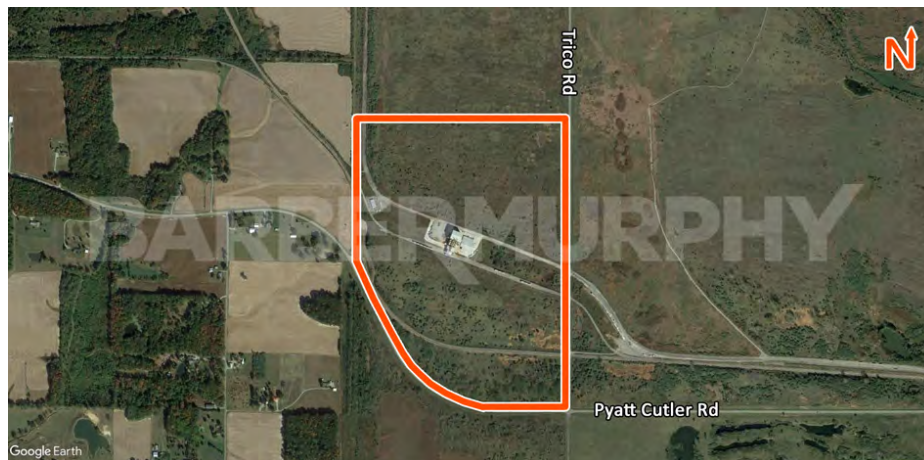
<b>Acres:</b>	25 Acres
<b>Frontage:</b>	
<b>Depth:</b>	

**PROPERTY INFORMATION:**

<b>Parcel No:</b>	10-17-300-001	<b>TIF:</b>	No	<b>Property Tax:</b>	\$100,991.14
<b>County:</b>	Perry	<b>Enterprise Zone:</b>	No	<b>Tax Year:</b>	2019
<b>Zoning:</b>	Industrial	<b>Foreign Trade Zone:</b>	No		
<b>Zoning By:</b>	Randolph County	<b>Survey:</b>	No		
<b>Industrial Park:</b>		<b>Environmental:</b>	No		
<b>Prior Use:</b>	Frac Sands Coating Facility	<b>Archaeological:</b>	No		

**STRUCTURAL DATA:**

<b>Year Built:</b>	2011	<b>Clearance Min:</b>	20'	<b>Style:</b>	Steel Frame
<b>Rehab Year:</b>		<b>Clearance Max:</b>	70'	<b>Roof:</b>	Metal
		<b>Bay Spacing:</b>	Clear Span	<b>Exterior:</b>	Metal
				<b>Floors:</b>	1
				<b>Floor Type:</b>	Concrete
				<b>Floor Thickness:</b>	8"-12" Concrete
				<b>Floor Drains:</b>	None



1439 Cutler Trico Road  
Cutler, IL 62238

**UTILITY INFORMATION**

<b>Water Provider:</b>	Well Water	<b>Service:</b>		<b>Location:</b>	On Site
<b>Sewer Provider:</b>	Septic	<b>Service:</b>		<b>Location:</b>	On Site
<b>Gas Provider:</b>	Ameren IL	<b>Service:</b>		<b>Location:</b>	On Site
<b>Electric Provider:</b>	Egyptian Electric Cooperative	<b>Service:</b>		<b>Location:</b>	On Site
<b>AMPS:</b>	2500 KVA	<b>Phase:</b>	3		
<b>Low Volts:</b>	120	<b>High Volts:</b>	480		
<b>Telecom Provider:</b>	Charter / AT&T	<b>Service:</b>		<b>Location:</b>	On Site

**FACILITY INFORMATION**

<b>Truck Dock:</b>	1	<b>Size:</b>	14'x14'
<b>Dock Levelers:</b>	Yes	<b>Capacity:</b>	
<b>Drive-In Doors:</b>	6	<b>Size:</b>	(5) 16'x14' (1) 14'x14'
<b>Box Van Doors</b>	No		
<b>Overhead Cranes:</b>	No	<b>Size:</b>	N/A
<b>Elevators:</b>	None		
<b>Heating:</b>	Warehouse	<b>Men's Restroom:</b>	Yes
<b>Cooling:</b>	Office	<b>Women's Restroom:</b>	Yes
<b>Insulated:</b>	Yes	<b>Shower:</b>	Yes
<b>Sprinklers:</b>	No	<b>Ventilation:</b>	Yes
<b>Lighting:</b>	Metal Halide	<b>Compressed Air:</b>	Yes
<b>Skylights:</b>	No		

<b>Parking:</b>	50
<b>Surface Type:</b>	Concrete + Asphalt
<b>Yard:</b>	Partial Rocked
<b>Extra Land:</b>	100 Acres +

**Additional Facility Information:**

Site is rail served with 250+ additional acres available if needed

**TRANSPORTATION**

<b>Interstate:</b>	I-57 (10 Miles) & I-64 (25 miles)
<b>Rail:</b>	Direct access to CN & UP
<b>Barge:</b>	Kaskaskia Barge (30 Miles) Port District
<b>Airport:</b>	Mid America (40 Miles)

**Listing Broker(s)**

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

**Comments**

Transloading Station with Dry Bulk feeding Belts and storage tanks. Office, Warehouse, Lab and maintenance facility. Truck Scale on site. Additional land available. Rail road is not available for sale but usage rights are negotiable. Purchase price does not include fracs and coating equipment. Owner reserves the right to remove and retain any and all conveyors, dryers, resin coating systems, electrical equipment and other components that were used in the fracs and coating process. All frac sand coating equipment is still intact and operational.