

INDUSTRIAL FOR SALE

# 10,130 SF INDUSTRIAL BUILDING FOR SALE

22 N 1ST ST, WOOD RIVER, IL 62095

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS



**SALE PRICE: \$279,000**

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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.



# PROPERTY PHOTOS

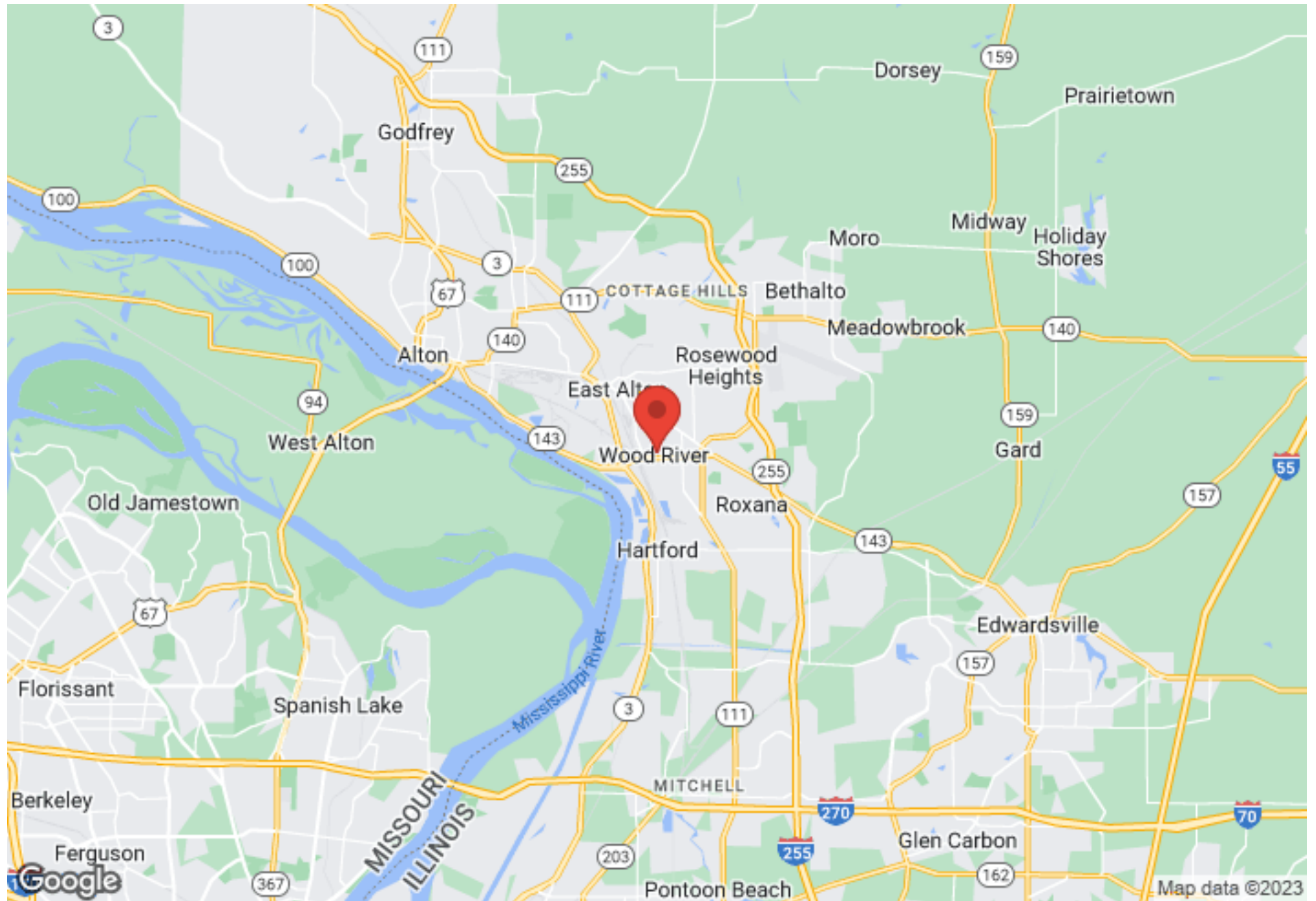
22 N 1st St | Wood River, IL 62095





# REGIONAL MAP

22 N 1st St | Wood River, IL 62095



# INDUSTRIAL PROPERTY INFO

22 N 1st St | Wood River, IL 62095

## PROPERTY INFO

**APN:** 19-2-08-27-05-104-002  
**County:** IL - Madison  
**Zoning:** Downtown Business  
**Property Taxes:** \$6,022.06  
**TIF District:** Yes

## LISTING # 2741

## STRUCTURAL DATA

**Year Built:** 1940  
**Construction Type:** Brick, Wood Frame  
**Min-Max Clearance:** 14'  
**Bay Spacing:** Clear Span  
**Floor Type:** Reinforced Concrete  
**Floor Thickness:** 6"

## UTILITY INFO

**Water provider/Location:** City  
**Sewer Provider/Location:** City  
**Gas Provider/Location:** Ameren  
**Electric Provider//Location:** Ameren  
**Power:** 3P, 220V, 400A

## FACILITY INFO

**Grade Doors:** (1) 10'x10'  
**Heating/Cooling:** Office Heated and Cooled, Warehouse Heated  
**Lighting:** Fluorescent  
**Sprinklers:** None  
**Parking:** Exposed, City Lot



## SALE INFO

**Price:** \$279,000

## SQUARE FOOT INFO

**Building SF:** 10,130  
**Office SF:** 1,530  
**Warehouse SF:** 8,600

## LAND MEASUREMENTS

**Lot Size:** 0.26 Acres

## TRANSPORTATION

**Interstate:** 2.5 Miles to I-255

## PROPERTY OVERVIEW

Office/Warehouse for Sale. 10,130 SF (1,530 SF Office Space & 8,600 SF Warehouse Space). 14' Ceilings, (1)10'x10' Drive-In Door, Fully Heated & Air Conditioned .