

AVAILABLE FOR SALE

# Industrial Warehouse

100 Forest Lane, Beardstown, IL 62618

**MAIN  
PLACE**  
REAL ESTATE

PRESENTED BY

**Zane Peterson** || 217.422.3335



# Industrial Warehouse - Available For Sale.

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## OFFERING SUMMARY

|                         |             |
|-------------------------|-------------|
| Price:                  | Undisclosed |
| Lot Size:               | 6.7 Acres   |
| Year Built:             | 1997        |
| Zoning:                 | Industrial  |
| Property Taxes (9.67%): | \$59,627.94 |
| Assessed FMV:           | \$1,849,995 |

## PROPERTY OVERVIEW

The property totals 70,000 square feet of warehouse space, located on a spacious 6.7 acre parcel in the Evergreen Industrial Park. Well maintained steel frame warehouse constructed in 1997. 220ft by 300ft configuration with additional 4,000 square feet of finished office. Clear height of 24 feet with 50x50 column width spacing. A total of six dock doors (3 on East side, 3 on North side) and one 14ft overhead drive-in. New warehouse furnace system installed Spring of 2023. Wet sprinkler system. Small warehouse office, shipping office, and restrooms. The office layout includes six executive offices, conference room, server closet, break room, and lunch room. Situated in Beardstown, Illinois in Cass County. Beardstown is a community situated on the Illinois River with agricultural logistics strengths with rail, barge, and trucking transportation.



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# Property Pictures

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# Aerial View

100 Forest Lane, Beardstown, IL 62618



Google

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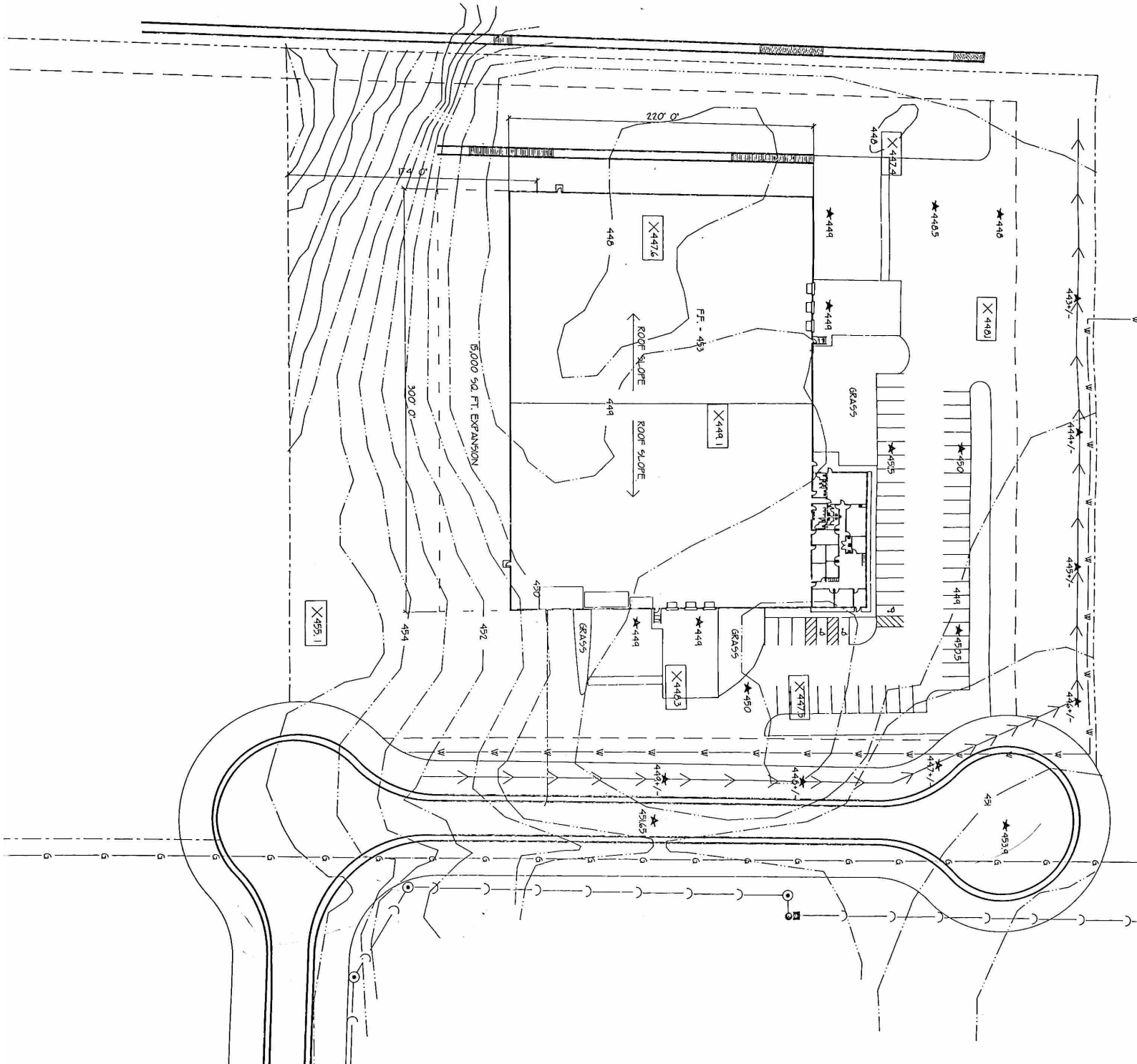
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# Building Floor Plan

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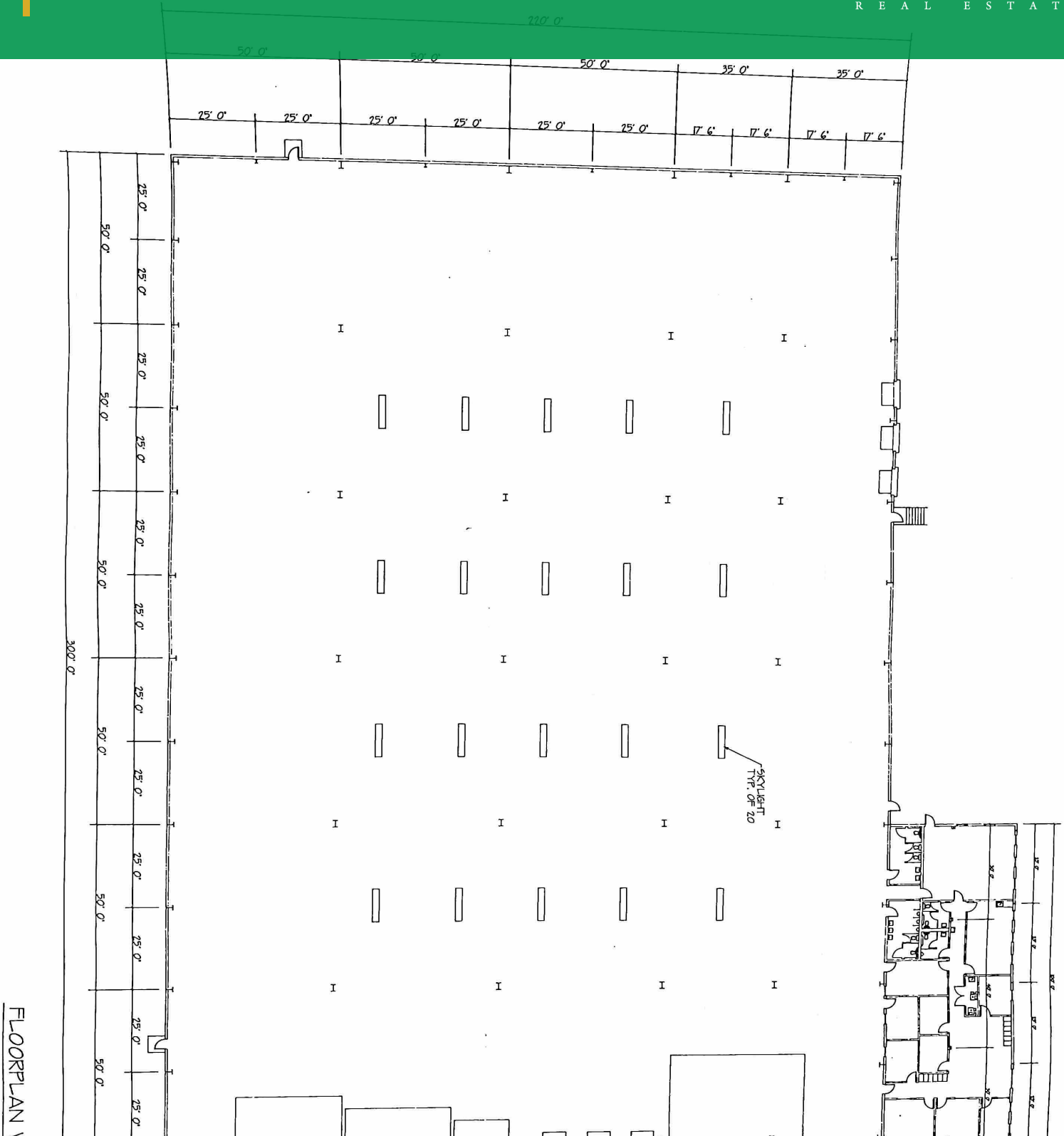
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# Building Floorplan Cont'd

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FLOORPLAN WITH SKYLIGHTS



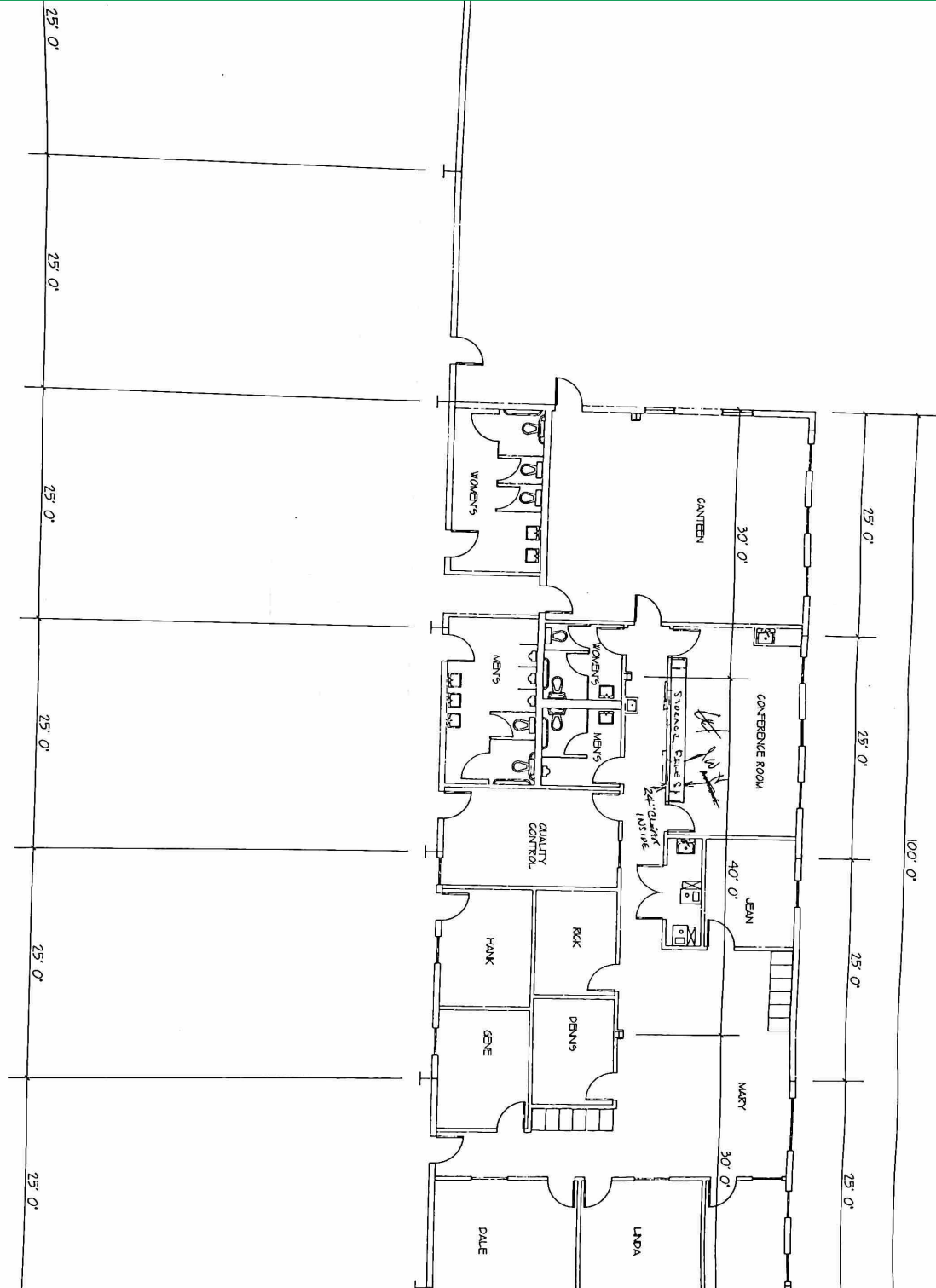
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# Office Floor Plan

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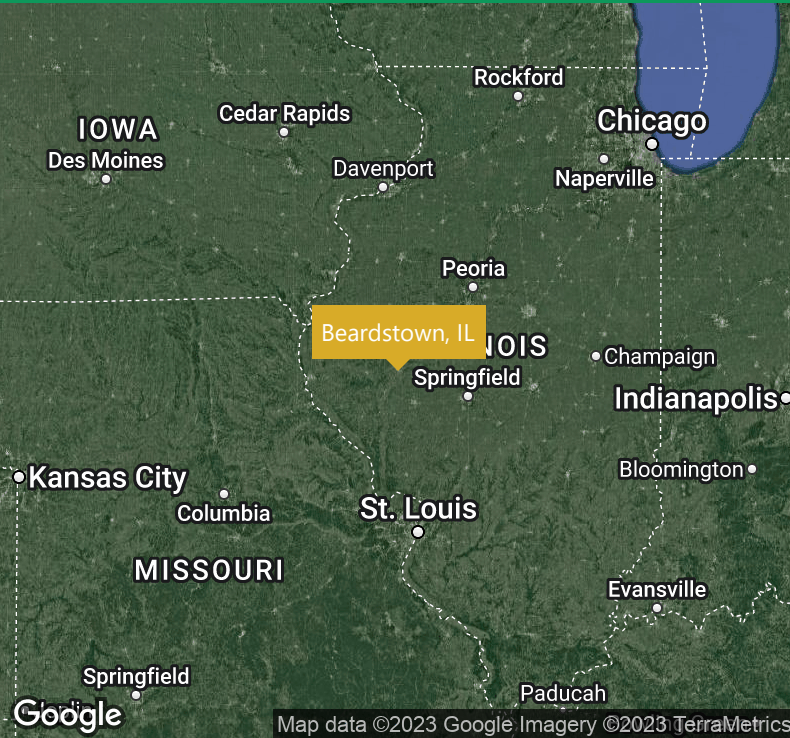
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# Community Information

100 Forest Lane, Beardstown, IL 62618



## LOCATION DESCRIPTION

Beardstown, Illinois, is a vibrant community nestled along the banks of the Illinois River. With a population of approximately 6,000 residents, this charming town boasts a rich history and a promising future. One of the key economic drivers in Beardstown is the presence of major employers like Cargill, a global leader in agriculture and food processing, and JBS USA, a leading meat processing company. These industrial giants provide numerous job opportunities, making Beardstown a hub for the agriculture and food processing industry in the region. Additionally, the town benefits from its strategic location, being a transportation and logistics center, with a rail line and access to major highways. The scenic beauty of the Illinois River and the town's commitment to preserving its heritage also contribute to its appeal, making Beardstown a welcoming place for residents and visitors alike.

## LOCATION DETAILS

|               |                               |
|---------------|-------------------------------|
| County        | Cass County, Illinois         |
| Population    | 5,685                         |
| Proximity To: |                               |
|               | 232.9 miles to Chicago, IL    |
|               | 119.4 miles to St. Louis, MO  |
|               | 46.2 miles to Springfield, IL |
|               | 77.5 miles to Peoria, IL      |



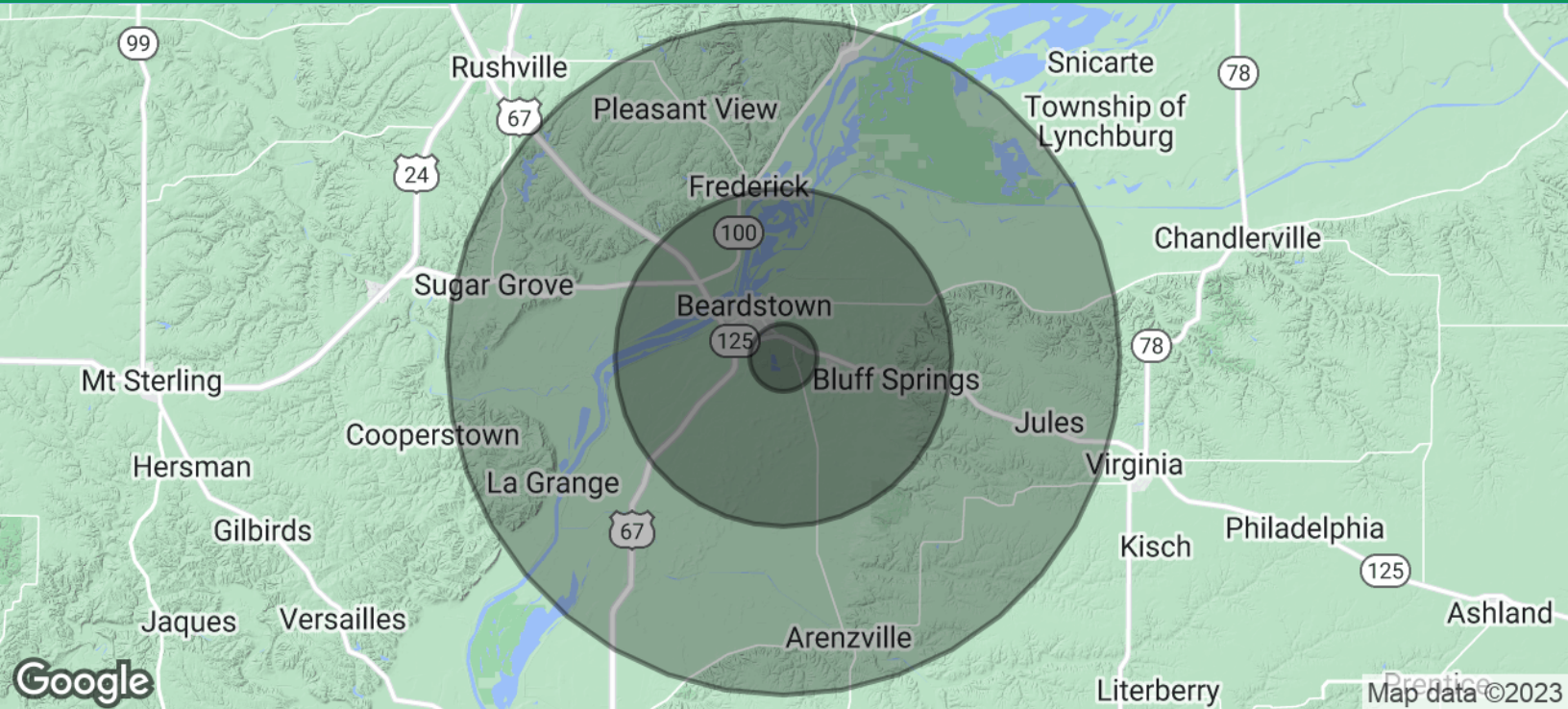
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# Demographics

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| <b>POPULATION</b>    | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|----------------------|---------------|----------------|-----------------|
| Total Population     | 144           | 6,771          | 10,029          |
| Average Age          | 45.1          | 37.3           | 40.3            |
| Average Age (Male)   | 37.4          | 35.8           | 39.0            |
| Average Age (Female) | 48.5          | 37.4           | 40.6            |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total Households               | 71            | 3,047          | 4,623           |
| # Of Persons Per HH            | 2.0           | 2.2            | 2.2             |
| Average HH Income              | \$53,429      | \$50,763       | \$56,064        |
| Average House Value            | \$85,875      | \$82,119       | \$101,520       |

\* Demographic data derived from 2020 ACS - US Census



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