

**SIGNIFICANT PRICE REDUCTION
COURT ORDERED SALE AND JUDGEMENT
ALL OFFERS WILL BE CONSIDERED**

FOR SALE

**450 East Illinois St.
Benton, IL 62812**



36,600 SF INDUSTRIAL MANUFACTURING FACILITY ON 9.4 ACRES

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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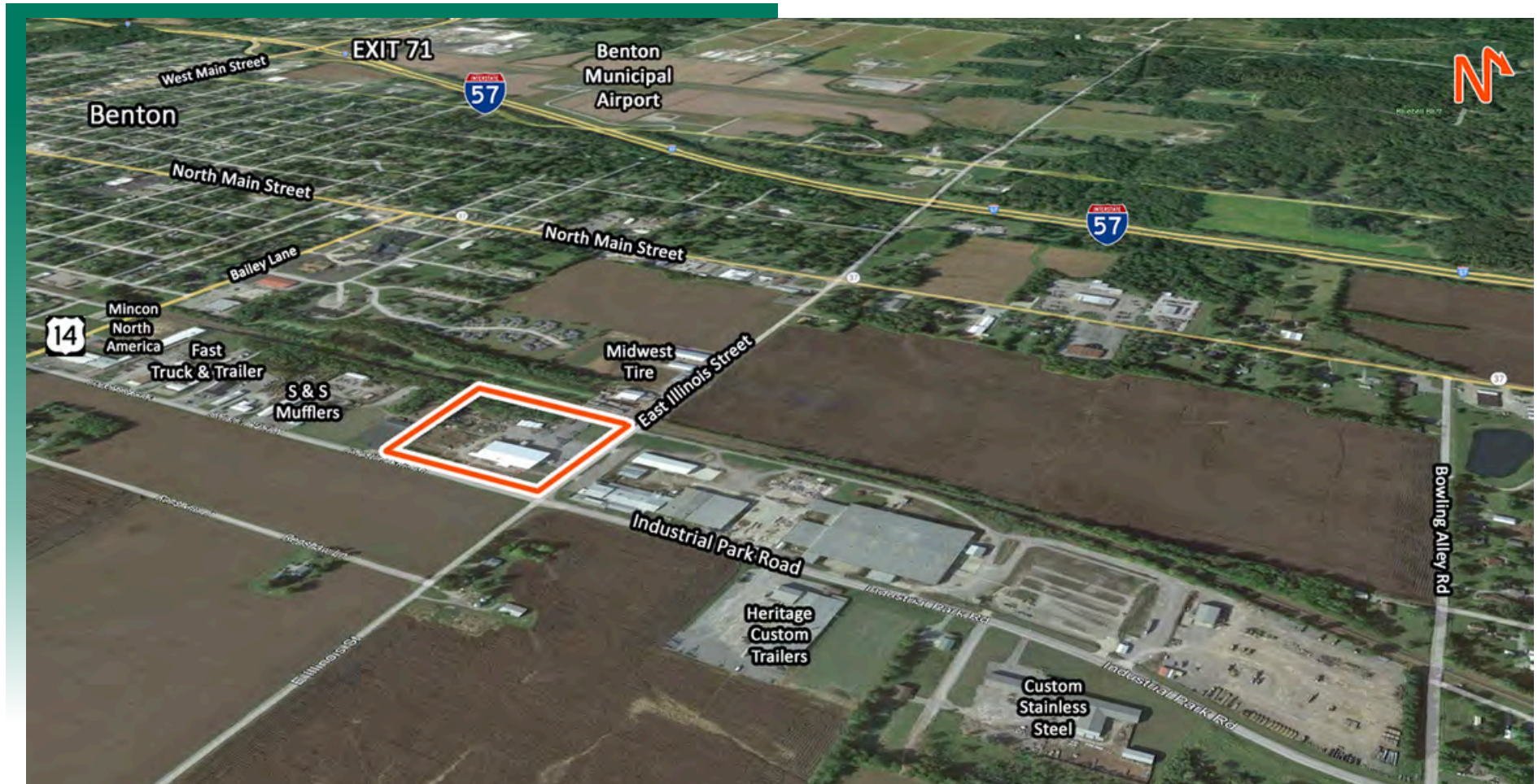
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

450 East Illinois St., Benton, IL



LOCATION OVERVIEW

Located north of Benton, IL at the intersection of East Illinois St. and Industrial Park Rd. The building is only 2.4 miles off I-57 (exit 71) and less than a mile from the Benton Municipal Airport.

INDUSTRIAL PROPERTY SUMMARY

450 E ILLINOIS ST

LISTING # 2722

LOCATION DETAILS:

Parcel #: 08-07-426-001
County: IL - Franklin
Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 36,600
Vacant SF: 36,600
Usable Sqft: 36,600
Office SF: 1,400
Warehouse SF: 35,200
Min Divisible SF: 36,600
Max Contig SF: 36,600
Lot Size: 9.40 Acres
Frontage: 684
Depth: 619
Parking Spaces: 60
Parking Surface Type: Rock & Concrete
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1974
Renovated: 2010
Clear Ht Min: 18
Clear Ht Max: 24
Construction Type: Steel
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6

FACILITY INFORMATION:

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

LOADING & DOORS:

of Dock Doors: None

Drive In Doors: 6

Drive In Door Size: 14'x12'

TRANSPORATION:

Interstate Access: 2.4 Miles to I-57
Airport Access: Yes
Rail Access: No
Rail Line: N/A
Rail Status: N/A

INDUSTRIAL PROPERTY SUMMARY PG 2

450 E ILLINOIS ST

UTILITY INFO:

Water Provider:	City Served
Sewer Provider:	City Served
Gas Provider:	Ameren IL
Electric Provider:	Ameren IL
Voltage High:	480
Amps:	800
Phase:	3



TAX INCENTIVE ZONES:

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

SALE/LEASE INFORMATION:

Sale Price:	\$395,000
Price / SF:	\$10.79

PROPERTY DESCRIPTION:

36,000 SF Manufacturing Facility on 9.4 Acres. 35,200 SF Warehouse with 1,400 SF Office. 24' Clear Height with (6) 14' Overhead Doors. 8' Perimeter Fence surrounding Property.

*Property is being sold by Court order to partially satisfy a plaintiff's judgment. Contract will be court approved, but sale will NOT be subject to any person's right to redeem. Purchaser will receive title free and clear as provided by law.

FINANCIAL INFORMATION:

Taxes:	\$7,238.84
Tax Year:	2021