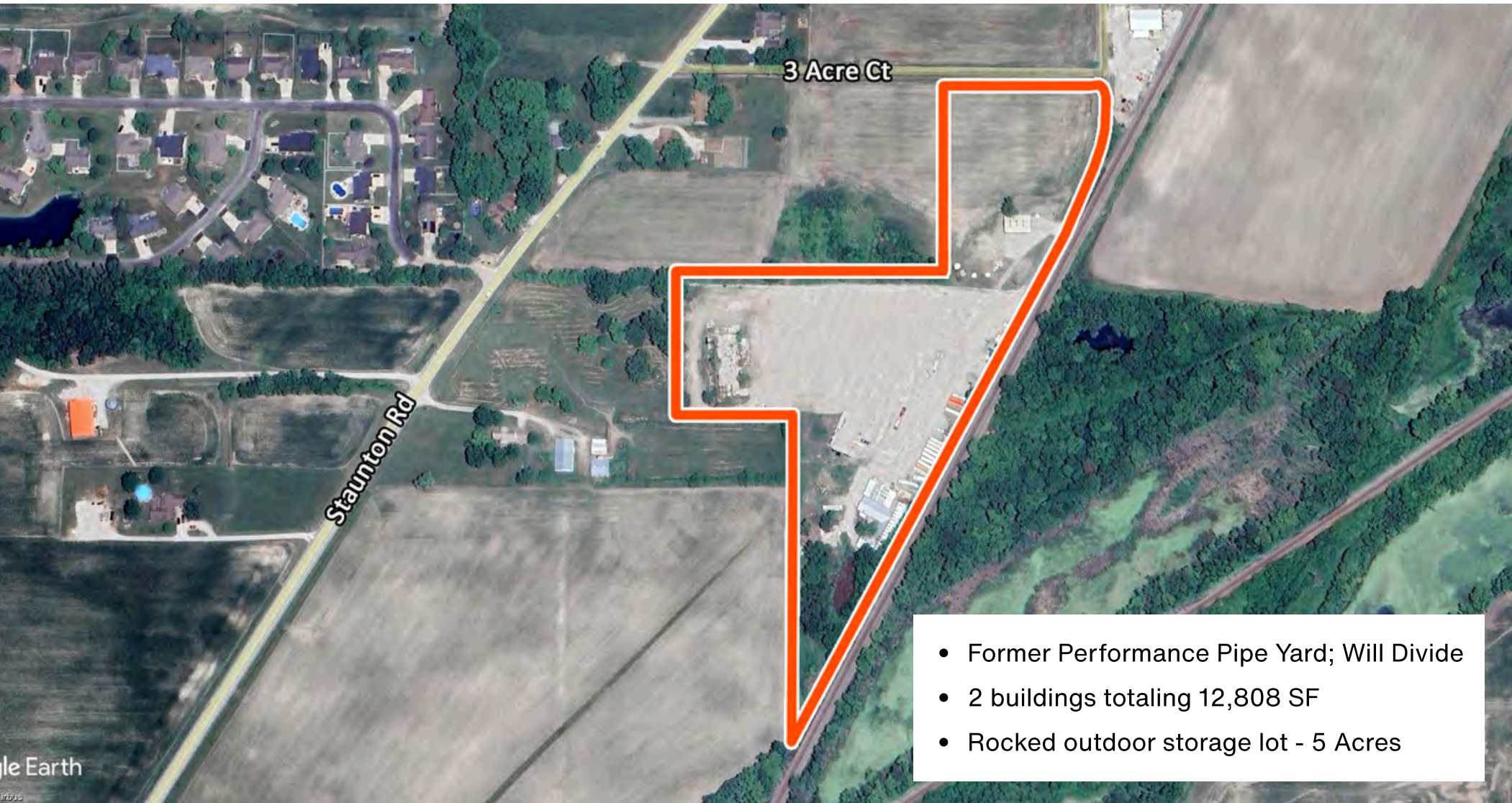


# 11.31 ACRE SITE - MULTIPLE BUILDINGS TOTALING 12,808 SF

727 S Main St., Worden, IL 62097



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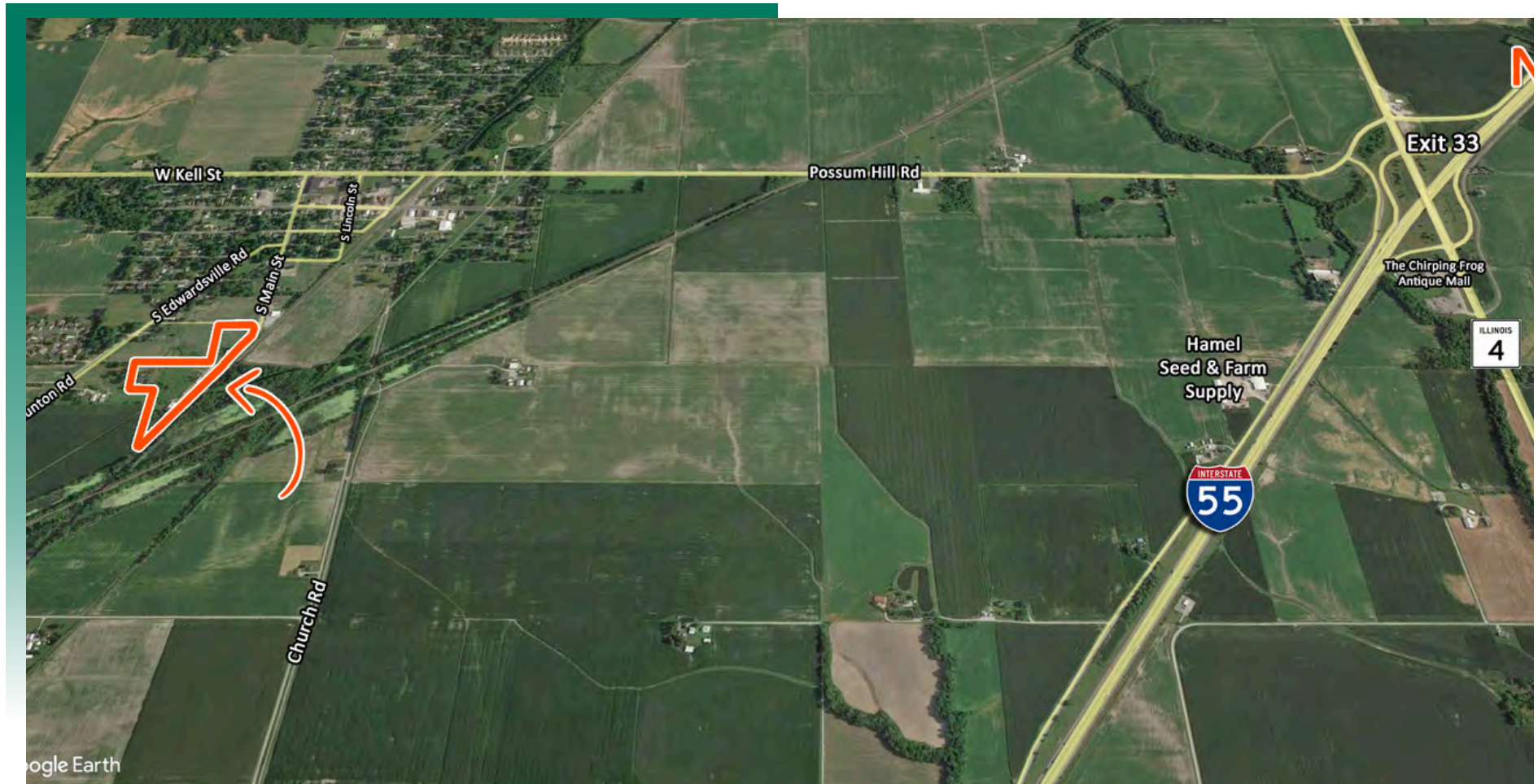
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## AREA MAP

727 S Main St., Worden, IL 62097



### LOCATION OVERVIEW

Worden is a village situated in Madison County. Geographically, it is in the southwestern part of Illinois, within the United States. It lies approximately 40 miles northeast of St. Louis, Missouri, and is in close proximity to the larger city of Edwardsville, Illinois. The property is located on the south east end of Worden adjacent to the NS Railroad approximately 2.5 miles to Interstate 55. Worden has a population of 1,096.

# INDUSTRIAL PROPERTY SUMMARY

727 SOUTH MAIN STREET

**LISTING #** 3097

## LOCATION DETAILS:

**Parcel #:** 12-2-04-35-00-000-030, 12-2-04-35-00-000-031, 12-1-04-35-00-000-011, 12-1-04-35-00-000-010.001

**County:** IL - Madison

**Zoning:** Industrial - Worden

## PROPERTY OVERVIEW:

**Building SF:** 12,808

**Warehouse SF:** 12,808

**Min Divisible SF:** 2,400

**Max Contig SF:** 10,408

**Lot Size:** 11.31 Acres

**Frontage:** Varies

**Depth:** Varies

**Parking Spaces:** 100

**Parking Surface Type:** Rock

**Archeological:** No

**Environmental:** No

**Survey:** No

## STRUCTURAL DATA:

**Year Built:** 1960

**Renovated:** 2023

**Clear Ht Min:** 14'

**Clear Ht Max:** 14'

**Bay Spacing:** Clear Span

**Construction Type:** Metal/ Wood, Metal

**Roof:** Metal Standing Seam

**Floor Type:** Concrete

**Floor Thickness:** 6"

## FACILITY INFORMATION:

**Heat:** No

**AC:** No

**Lighting:** Flouresent

**Sprinklers:** None

**Insulated:** No

**Ventilation:** No

**Compressed Air:** No

**Restrooms Men:** Yes

**Restrooms Womens:** No

**Showers:** No

**Floor Drains:** No

## LOADING & DOORS:

**# of Dock Doors:** None

**# Drive In Doors:** 4

**Drive In Door Size:** Varies

## TRANSPORATION:

**Interstate Access:** 2.5 Miles to I-55

**Airport Access:** N/A

**Rail Access:** Adjacent

**Rail Line:** Norfolk Southern

## INDUSTRIAL PROPERTY SUMMARY PG 2

727 SOUTH MAIN STREET

### UTILITY INFO:

Water Provider:	Bond Madison
Water Location:	On Site
Sewer Provider:	Septic
Sewer Location:	On Site
Gas Provider:	Propane
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	110
Voltage High:	240
Amps:	400
Phase:	Single

### TAX INCENTIVE ZONES:

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

### FINANCIAL INFORMATION:

Taxes:	\$4,379.76
Tax Year:	2023



### SALE/LEASE INFORMATION:

Sale Price:	\$750,000
Price / SF:	\$58.56

### Property Description

Industrial property on 11.31 acres with 2-buildings totaling 13,400 sf of warehouse space. The warehouses are currently leased by three (3) tenants on short term leases. +/- 6.5 is improved with rock for outdoor storage. The 6.5 acres are leased by two (2) tenants. All leases are at below market value lease rates. There are 2 acres of farm ground available for further development.

655 Main Street - 2,400 sf wood frame, metal skin warehouse.  
726 Main Street- 10,408 sf wood frame, metal skin warehouse.  
Total Net Annual Income is \$23,808.24.