

FOR SALE

2001 W Mitchell St.,
Salem, IL 62881



6,120 SF CROSS DOCK FACILITY ON 3.32 ACRES

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Steve Zuber - SIOR, CCIM
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com

Cole Hensel
Broker Associate
Office: (618) 277-4400 (Ext. 28)
Cell: (618) 606-2646
coleh@barbermurphy.com



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

2001 W Mitchell St., Salem, IL 62881

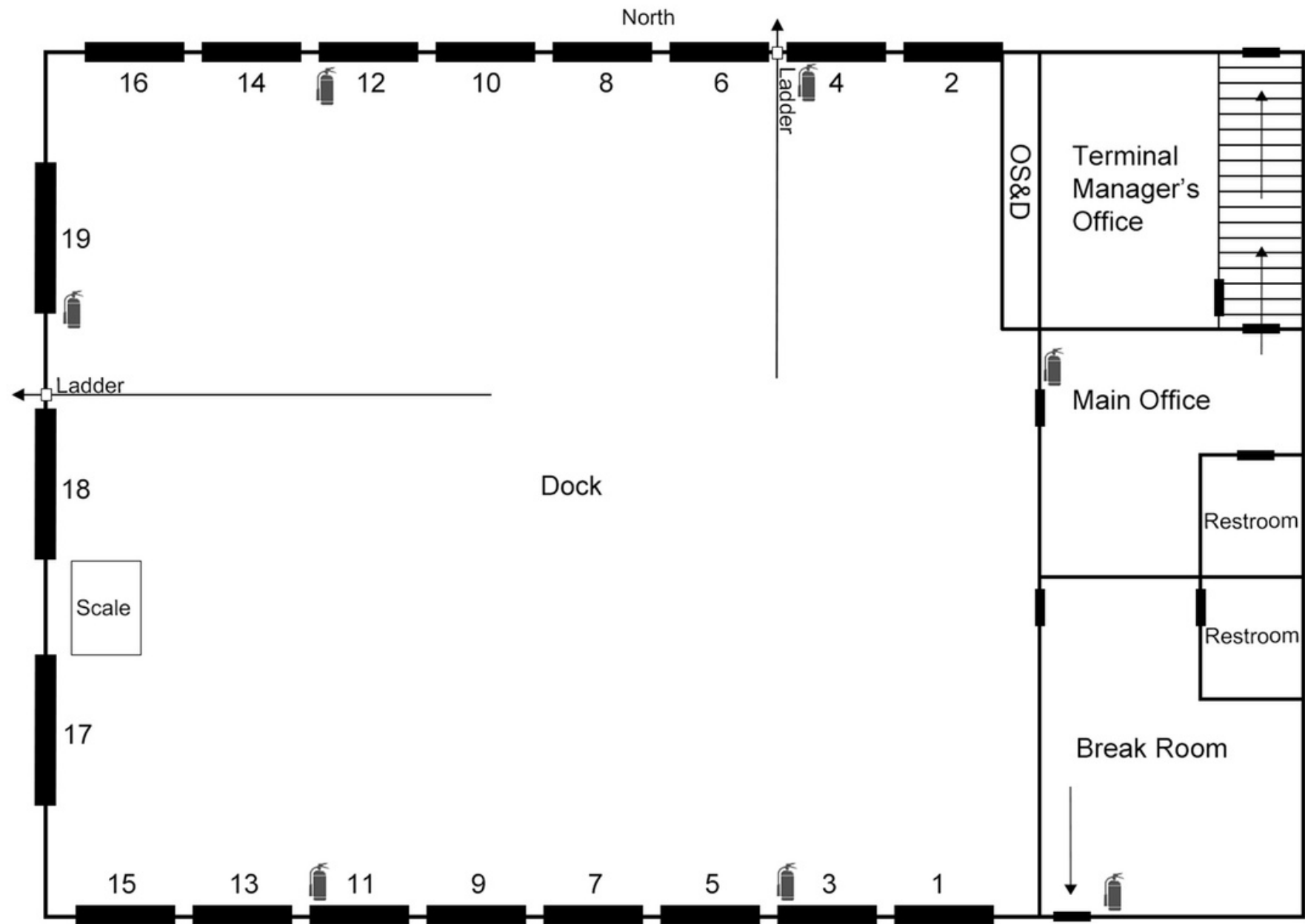


LOCATION OVERVIEW

Located in Salem, IL 0.5 miles from Interstate-57. Salem is a city in South Central Illinois with a population of 7,000. Salem is the county seat for Marion County. It has a strong industrial manufacturing base with 17 manufacturing companies calling Salem home.

FLOOR PLAN

2001 W Mitchell St., Salem, IL 62881



*Not to scale



PROPERTY HIGHLIGHTS



400 SF
OFFICE



(16) 8'X10'
DOCK DOORS



(3) 8'X8'
DOCK DOORS



14' CLEAR
SPAN



ROCKED
PARKING LOT

PROPERTY PHOTOS

2001 W Mitchell St., Salem, IL 62881

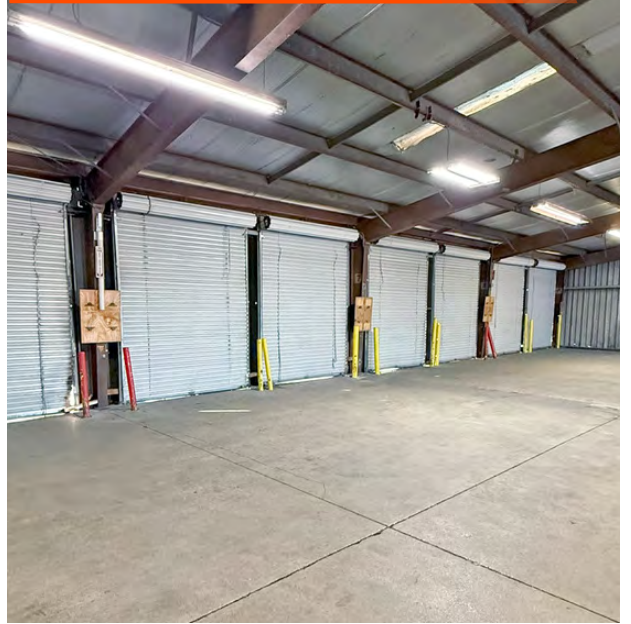
WAREHOUSE



WAREHOUSE



WAREHOUSE



OFFICE



OFFICE



OFFICE



INDUSTRIAL PROPERTY SUMMARY

2001 W MITCHELL ST

LISTING # 3178

LOCATION DETAILS:

Parcel #: 11-00-022-305
County: IL - Marion
Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 6,120
Office SF: 400
Warehouse SF: 5,720
Min Divisible SF: 6,120
Lot Size: 3.32 Acres
Frontage: 433
Depth: 326
Parking Spaces: 30
Parking Surface Type: Rock
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1970
Renovated: 2010
Clear Ht Min: 10
Clear Ht Max: 14
Bay Spacing: Clear Span
Construction Type: Steel
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Office
AC: Office
Lighting: Fluorescent
Insulated: No
Ventilation: No
Compressed Air: No
Restrooms Men: No
Restrooms Womens: No
Showers: No
Floor Drains: No

LOADING & DOORS:

Dock Doors: (16) 8'x10' & (3) 8'x8'
of Dock Doors: 19
Dock Levelers: yes
Dock Leveler Capacity: Unknown

TRANSPORATION:

Interstate Access: .5 miles to I-57
Rail Access: Adjacent, No

INDUSTRIAL PROPERTY SUMMARY PG 2

2001 W MITCHELL ST

UTILITY INFO:

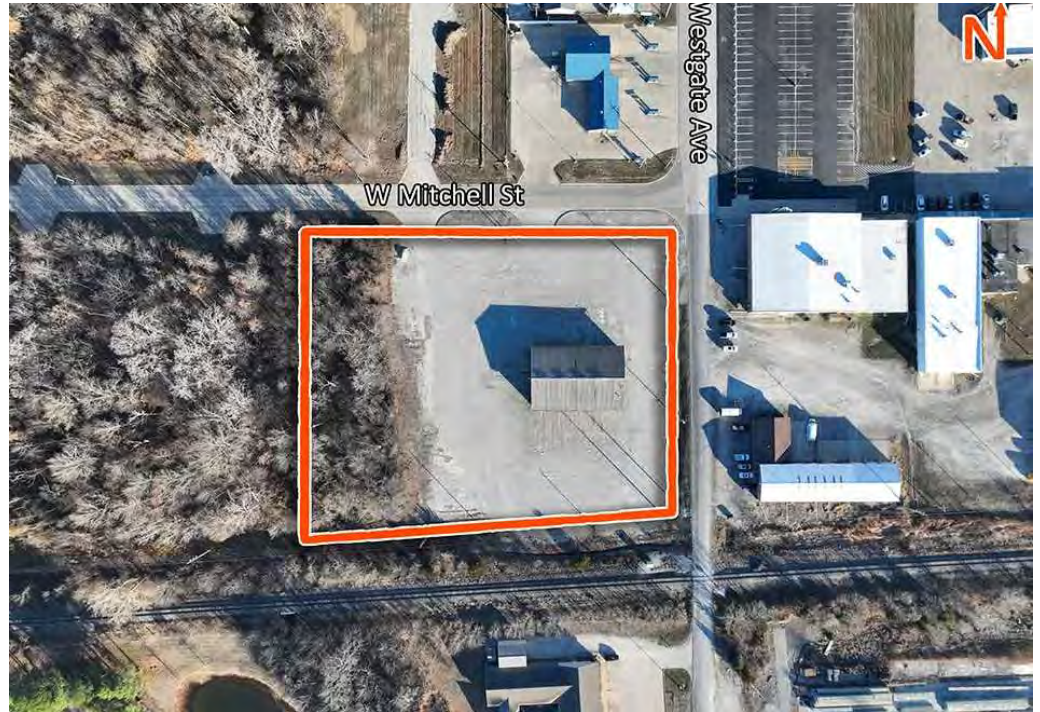
Water Provider:	Salem
Water Location:	On Site
Sewer Provider:	Salem
Sewer Location:	On Site
Gas Provider:	Ameren Illinois
Gas Location:	On Site
Electric Provider:	Ameren Illinois
Electric Location:	On Site
Voltage Low:	120
Voltage High:	120
Amps:	200
Phase:	1

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$3,999.82
Tax Year:	2024



SALE/LEASE INFORMATION:

Sale Price:	\$450,000
Price / SF:	\$73.53

PROPERTY DESCRIPTION:

6,120 SF cross dock facility on 3.32 acres. (16) 8'x10' docks and (3) 8'x8' docks. 14' clear span warehouse with 400 SF office. Rocked parking lot.