

Multi-Building Industrial Complex for Sale or Lease

100 Enviro Way, Wood River, IL 62095



- Multi-Building Industrial Complex
- 3 Buildings totaling 52,495 SF
- Situated on 5.03 Acres w/Additional Land Available

Sale Price: \$990,000
Lease Rate: \$2.99 per SF, NNN

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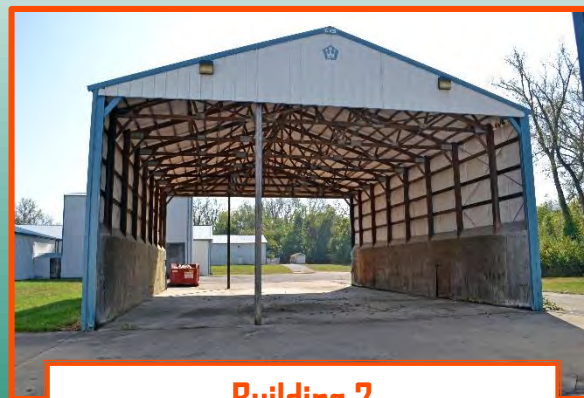
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



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Building 1
45, 143 SF, (2) Dock Doors, (1) Drive-In,
28' Roof Peak & Offices



Building 2
2,542 SF Open Air Shed, 42'x60'x27'



Building 3
4,819 SF, 80'x60'x31'

Listing No: 1796

Industrial
Warehouse/Manufacturing

100 Enviro Way
Wood River, IL 62095

SALE INFORMATION:

For Sale: Yes
Sale Price: \$990,000
Sale Price/SF: \$18.85
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$2.99
Lease Type: NNN
Net Charges: \$0.75
CAM Charges:
Lease Term:

Leasing Comments:

\$2.99/SF NNN is the asking price for entire site as-is.

Landlord may consider subdividing and tenant improvements at a negotiated rate.

Total SF Available: 52,495 SF

Min Divisible SF: 52,495 SF

SQUARE FOOT INFO:

Building Total: 52,495 SF
Total Available: 52,495 SF
Direct Lease: 52,495 SF
Sublease: 0 SF
Office: 1,344 SF
Warehouse: 51,151 SF
Min Divisible: 52,495 SF
Max Contiguous: 52,495 SF

LAND MEASUREMENTS:

Acres: 5.03
Frontage: 576 FT
Depth: 515 FT

PROPERTY INFORMATION:

Parcel No:	19-2-08-29-00-000-009	TIF:	Yes	Property Tax:	\$25,159.94
County:	Madison	Enterprise Zone:	Yes	Tax Year:	2017
Zoning:	BPE	Foreign Trade Zone:	No		
Zoning By:	City of Wood River	Survey:	Yes		
Industrial Park:	Lewis & Clark Envirotech Business Park	Environmental:	No		
Prior Use:		Archaeological:	No		

STRUCTURAL DATA:

Year Built:	1999	Clearance Min:	16'	Style:	Wood Frame
Rehab Year:	2017	Clearance Max:	28'	Roof:	Metal Standing Seam
		Bay Spacing:	35'x32'	Exterior:	Metal Skin
				Floors:	1
				Floor Type:	Concrete
				Floor Thickness:	6"
				Floor Drains:	No



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UTILITY INFORMATION

Water Provider:	City of Wood River	Service:	12" Main	Location:	At Building
Sewer Provider:	City of Wood River	Service:	10" Main	Location:	At Building
Gas Provider:	Ameren Illinois	Service:	6" Main	Location:	At Building
Electric Provider:	Ameren Illinois	Service:		Location:	At Building
AMPS:	1200 KVA	Phase:	3		
Low Volts:	277	High Volts:	480		
Telecom Provider:	Charter	Service:	T-1 Line/ Fiber Optics	Location:	Extendable

FACILITY INFORMATION

Truck Dock:	2	Size:	12'x12'	Parking:	24
Dock Levelers:	No	Capacity:		Surface Type:	Asphalt
Drive-In Doors:	1	Size:	20'x14'	Yard:	1.3
Box Van Doors	No			Extra Land:	Yes
Overhead Cranes:	No	Size:	N/A	Additional Facility Information:	
Elevators:	No				
Heating:	Partial Warehouse	Men's Restroom:	Yes	TRANSPORTATION	
Cooling:	Office	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	No		
Sprinklers:	Wet	Ventilation:	Yes		
Lighting:	Metal Halide	Compressed Air:	No		
Skylights:	No			Listing Broker(s)	

Comments

52,495 SF Multi-Building Industrial Complex for Sale or Lease. 5.03 Acres with Additional Land Available. Building 1: 45,143 SF, (2) Dock Doors, (1) Drive-In Door, 28' Roof Peak, Offices and Restroom. Building 2: 2,542 SF Open Air Shed 42'W x 60'L x 27'H. Building 3: 4,810 SF 80'W x 60'L x 31'H.

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