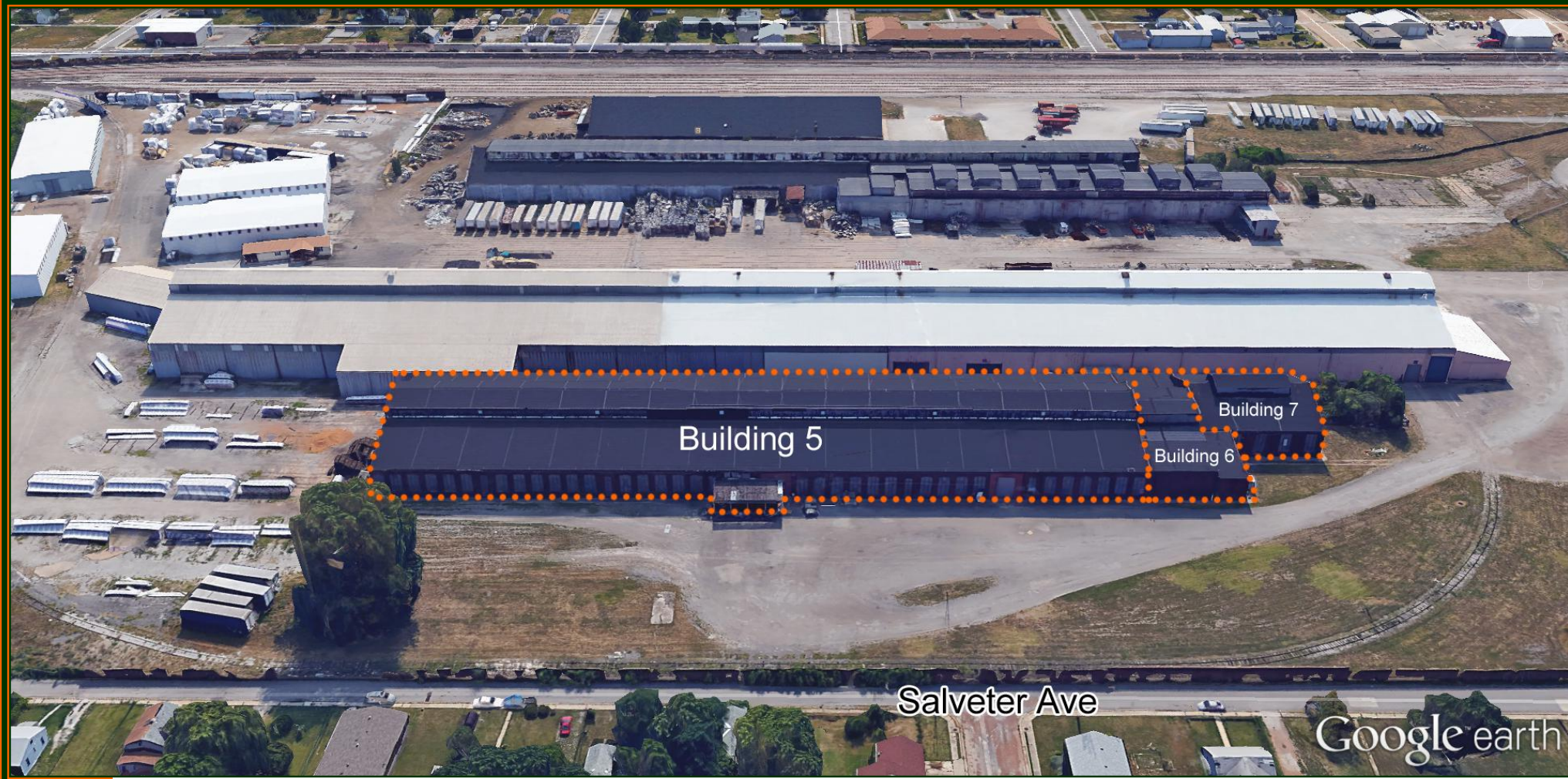


92,812 SF on 6.5 +/- Acres

10 Fox Industrial Park, Madison, IL 62060



Sale: \$1,020,932 (\$11.00/SF)

- ◆ 3 Buildings
- ◆ 4 Docks
- ◆ 32' – 17' Clear Height
- ◆ Foreign Trade Zone
- ◆ Terminal RR Spur Available
- ◆ Will Divide



1173 Fortune Blvd.

Shiloh, IL 62269

Office (618) 277-4400

Fax (618) 277-4407

www.barbermurphy.com

Steve Zuber CCIM, SIOR

C: 314.409.7283

Steve@barbermurphy.com

Wayne Barber Jr., SIOR

C: 618.593.4000

Wayne@barbermurphy.com

James Leopold

C: 618.581.1702

JamesL@barbermurphy.com

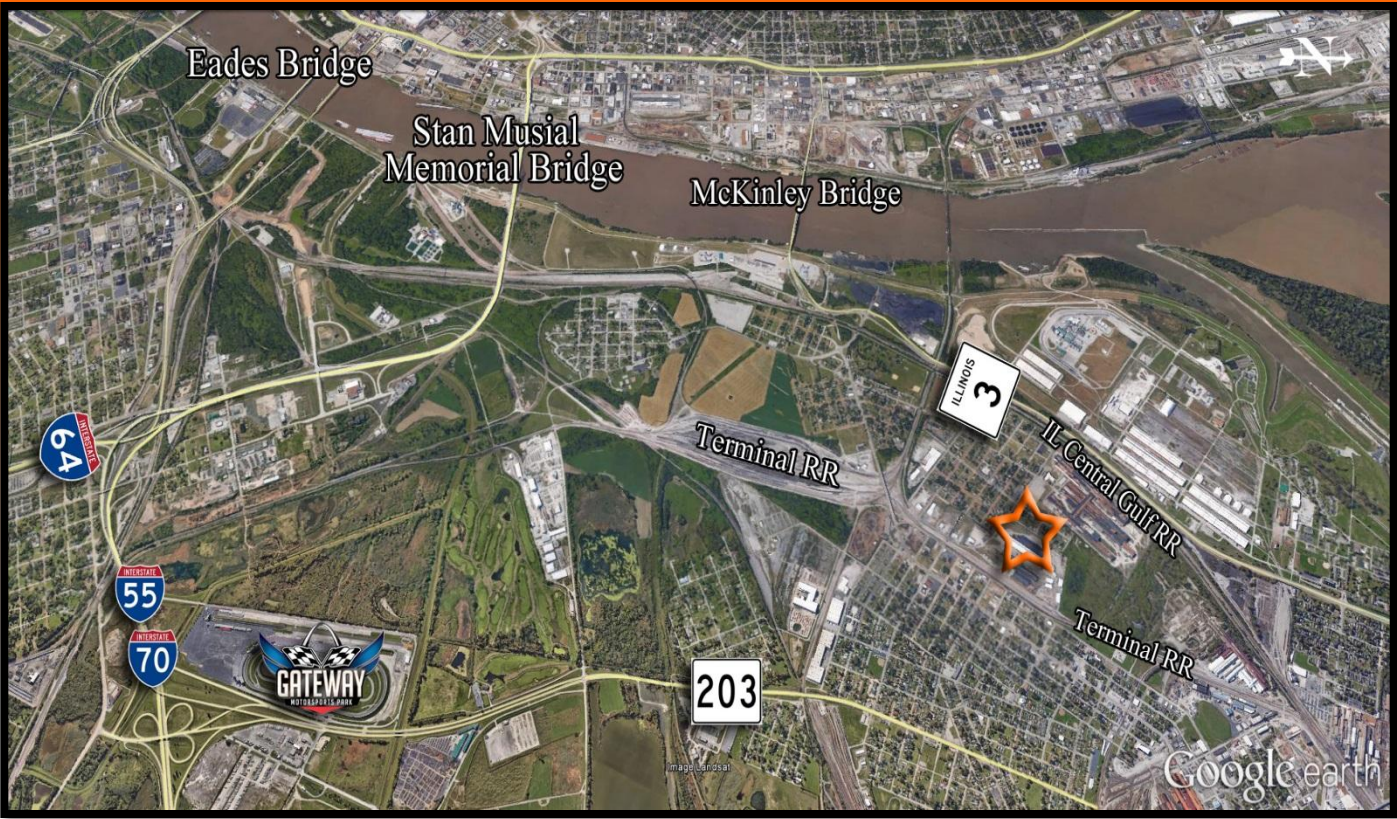
Individual Memberships



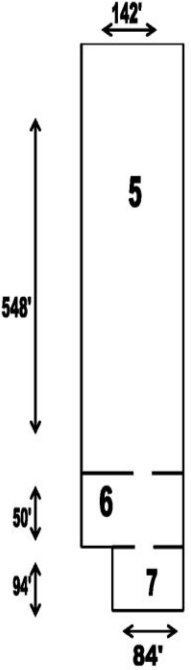
Individual Memberships



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.



10 Fox Industrial Park, Madison, Illinois



GROSS BUILDING AREA:

- For Sale or Lease
- 5) 77,816 Sq. Ft. 22'2" CH
- 6) 7,100 Sq. Ft. 16'11" CH
- 7) 7,896 Sq. Ft. 21'6" CH

TOTAL: 92,812 SF

Listing No: 34

Industrial
Industrial

10 Fox Industrial Building 5 6 & 7
10 Fox Industrial Park
Madison, IL 62060

SALE INFORMATION:

For Sale: Yes
Sale Price: \$1,020,932
Sale Price/SF: \$11.00
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Total SF Available: **92,812 SF**
Min Divisible SF: **92,812 SF**

SQUARE FOOT INFO:

Building Total: 92,812 SF
Total Available: 92,812 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 0 SF
Warehouse: 92,812 SF
Min Divisible: 92,812 SF
Max Contiguous: 92,812 SF

LAND MEASUREMENTS:

Acres: 6.50
Frontage: 335 FT
Depth: 1,033 FT

PROPERTY INFORMATION:

Parcel No:	21-2-19-25-00-000-004.001	TIF:	No	Property Tax:	\$18,979.00
County:	Madison	Enterprise Zone:	No	Tax Year:	2014
Zoning:	Industrial	Foreign Trade Zone:	No		
Zoning By:	Madison	Survey:	Yes		
Industrial Park:		Environmental:	Yes		
Prior Use:		Archaeological:	No		

STRUCTURAL DATA:

Year Built:	1928	Clearance Min:	17'	Style:	Steel Frame
Rehab Year:		Clearance Max:	32'	Roof:	Tar
		Bay Spacing:		Exterior:	Brick-Frame
				Floors:	1
				Floor Type:	
				Floor Thickness:	6"
				Floor Drains:	0



10 Fox Industrial Park
Madison, IL 62060

UTILITY INFORMATION

Water Provider:	Illinois American Water	Service:		Location:	Building
Sewer Provider:	Metro East	Service:		Location:	Building
Gas Provider:	Ameren	Service:		Location:	Building
Electric Provider:	Ameren	Service:		Location:	Building
AMPS:	300 KVA	Phase:	3		
Low Volts:	240	High Volts:	240		
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

Truck Dock:	4	Size:		Parking:	
Dock Levelers:	0	Capacity:	N/A	Surface Type:	Rock Chip
Drive-In Doors:		Size:		Yard:	5 Acres
Box Van Doors:	No			Extra Land:	Yes
Overhead Cranes:	No	Size:	N/A	Additional Facility Information:	
Elevators:					
Heating:	Warehouse	Men's Restroom:	No		
Cooling:	0	Women's Restroom:	No		
Insulated:	No	Shower:	No		
Sprinklers:	Dry	Ventilation:	No		
Lighting:	Metal Halide	Compressed Air:	No		
Skylights:	Yes				

TRANSPORTATION

Interstate:	I-55/70, I-64
Rail:	Terminal RR
Barge:	
Airport:	

Listing Broker(s)

Steve Zuber SIOR, CCIM	James Leopold	Wayne Barber, Jr. SIOR
Office: (618) 277-4400	Office: (618) 277-4400	Office: 618-277-4400
steve@barbermurphy.com	jamesl@barbermurphy.com	wayne@barbermurphy.com
Cell: (314) 409-7283	Cell: (618) 581-1702	Cell: 618-593-4000

Comments

92,812 SF, 3 Building Complex for Sale. Rail Road access available for buildings 5, 6 and 7. Centrally located among several major Interstates.