

For Sale 44,716 SF Office/Warehouse on 4.1 Acres

610 North Pershing Street (Route 148), Energy, IL 62933

- ♦ 44,716 SF Commercial Space
 - 35,136 SF Warehouse
 - 9,580 SF Office/Retail (including 3,500 SF on 2nd Floor*)
- ♦ Currently Warehouse Distribution and Retail Outlet
- ♦ Located on Route 148, 2 Miles from Hwy 13 and 6+ Miles to I-57

**2nd Floor currently a leased Apartment.*



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Reduced Sale: \$1,100,000

Radius Map



Aerial

610 N. Pershing St Energy, IL 62933

HWY 148 - N. Pershing St.

148

Main Office 1500 SF

Retail, Offices & Multipurpose
Space 8,080 SF

841'

Warehouse 35,136 SF

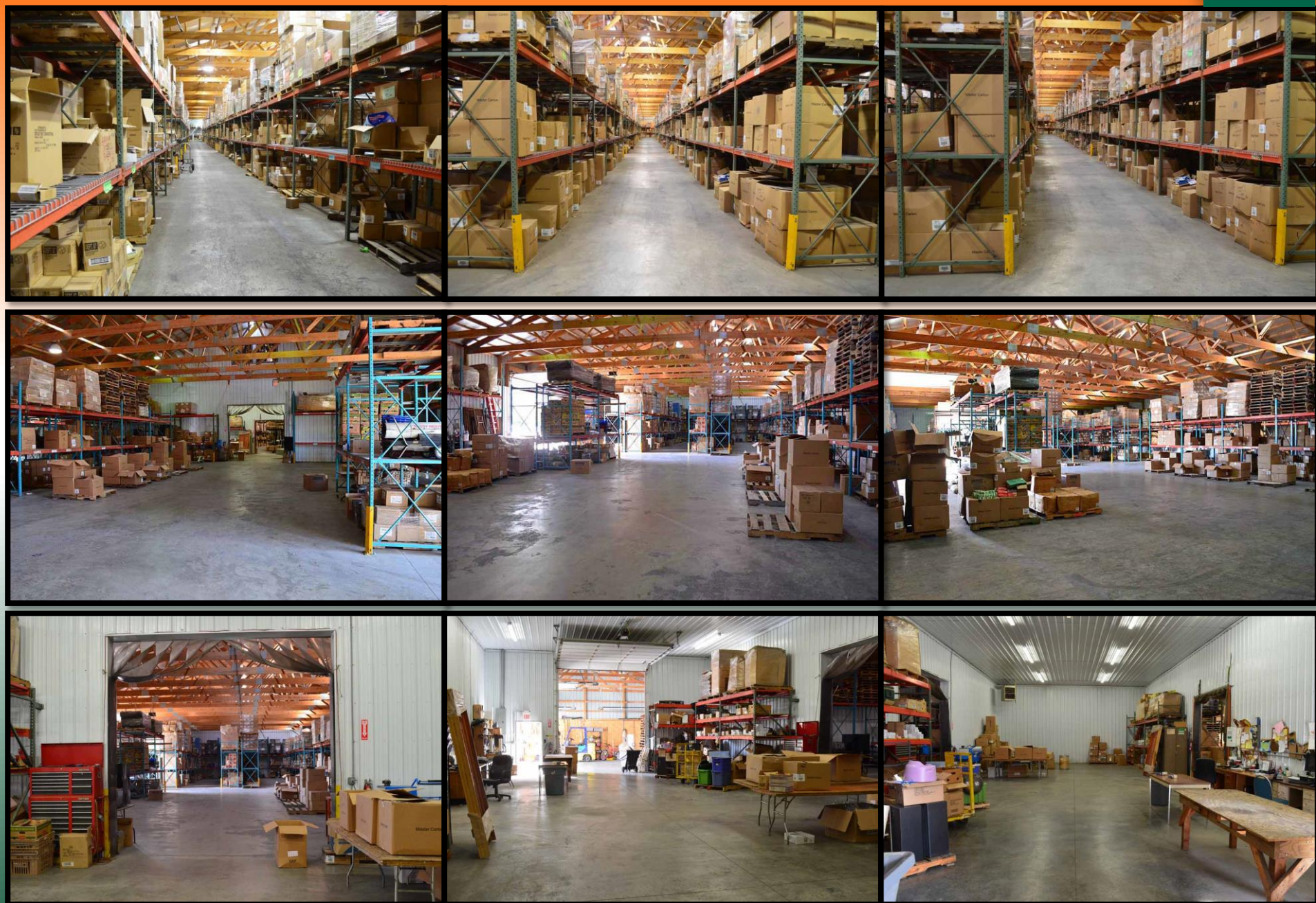
216'

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Google earth

Warehouse/Distribution





Office (South)



Listing No: 1305

Industrial
Warehouse / Office

610 North Pershing Street
Energy, IL 62933

SALE INFORMATION:

For Sale: Yes
Sale Price: \$1,100,000
Sale Price/SF: \$24.60
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

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

Leasing Comments:

Total SF Available: **44,716 SF**
Min Divisible SF: **44,716 SF**

SQUARE FOOT INFO:

Building Total: 44,716 SF
Total Available: 44,716 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 9,580 SF
Warehouse: 35,136 SF
Min Divisible: 44,716 SF
Max Contiguous: 44,716 SF

LAND MEASUREMENTS:

Acres: 4.10
Frontage: 841 FT
Depth: 216 FT

PROPERTY INFORMATION:

Parcel No: 02-31-404-009, 02-31-252-007
County: Williamson
Zoning: No Zoning
Zoning By:
Industrial Park:
Prior Use: Office/Warehouse

TIF: No
Enterprise Zone: No
Foreign Trade Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$13,400.76
Tax Year: 2013

STRUCTURAL DATA:

Year Built: 2000
Rehab Year: 2005
Clearance Min:
Clearance Max: 16
Bay Spacing:
Style: Wood Frame/Metal Skin & Roof
Roof: Metal
Exterior: Metal
Floors: 2
Floor Type: Concrete
Floor Thickness: 6'
Floor Drains:



610 North Pershing Street
Energy, IL 62933

UTILITY INFORMATION

Water Provider:	Village of Energy	Service:		Location:	
Sewer Provider:	Village of Energy	Service:		Location:	
Gas Provider:	Ameren	Service:		Location:	
Electric Provider:	Ameren	Service:		Location:	
AMPS:	400 KVA	Phase:	Single		
Low Volts:	115	High Volts:	220		
Telecom Provider:	Media Com	Service:		Location:	

FACILITY INFORMATION

Truck Dock:	2	Size:	8 x 10	Parking:	75
Dock Levelers:	2	Capacity:		Surface Type:	
Drive-In Doors:		Size:		Yard:	
Box Van Doors	No			Extra Land:	
Overhead Cranes:	No	Size:	N/A	Additional Facility Information:	
Elevators:					
Heating:	Gas Heat - Offices	Men's Restroom:	Yes		
Cooling:	AC - Offices	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	No		
Sprinklers:		Ventilation:	Yes		
Lighting:	Metal Halide & Fluorescent	Compressed Air:	No		
Skylights:	Yes				

TRANSPORTATION

Interstate:	I-57
Rail:	No
Barge:	No
Airport:	

Listing Broker(s)

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Comments

Total of 44,716 SF commercial space and on 4.1 Acres along Rt 148. 35,136 SF Warehouse. There are 9 -12 offices, 7 restrooms and 2 full kitchens throughout building. Room for expansion for building or parking. The north end of the building is currently used for a retail shop, offices, and storage along with a 3,500 SF apartment on the second floor. Property is 2.4 miles north of HWY 13, 6.2 miles west of Marion, IL and I-57. May divide for sale.