HHM Enterprises -01

**Address:**
13 Fountain Place
Mount Vernon, IL 62864 (Jefferson)

**Property and Area Description:**
A Total of 154,000 Square Feet with 80,000 available. Heated warehousing, trans loading, storage, and industrial operations. Located in a mature industrial park. Excellent location for manufacturing and distribution. Less than one mile from Interstate 64/57 and State Route 37. Less than two miles to three railways (NS, UP and EVWR).

**Building Details:**
- Total Sq. Ft: 154,000
- Building Type: Industrial, Warehouse & Distribution
- Number of Stories: 1
- Ceiling Peak (ft): 22
- Year Built: 1977
- Ceiling Eaves (ft): 12
- Can Subdivide: Yes
- Construction Type: Metal or Steel
- Zoning: Industrial-Heavy
- Site Size (Acres): 0.50
- Within City Limits: Yes
- Former Use: Manufacturing
- Expandable: No

**Transportation:**
- Nearest Interstate: Interstate 64
  - Distance (miles): 1.3
- Nearest 4-Lane Highway: Interstate 64
  - Distance (miles): 2
- Nearest Commercial Airport: Lambert International Airport, St. Louis
  - Distance (miles): 94.6
- Rail Served: No

**Utilities:**
- Electric Distribution: Ameren Illinois
- Natural Gas Distribution: Ameren Illinois
- Water: City of Mt. Vernon
- Sewer: City of Mt. Vernon
- Local Telecommunications Service: AT&T, Charter Communications (1-885-680-0070), Wisper ISP (1-618-206-4190), Clearwave Communications (1-877-552-9283)

**Contact:**
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Jefferson County Development Corporation
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E-Mail: executivedirector@jeffcodev.org
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Mary Burgan
Milano Railcar Services
P.O. Box 1357
Mount Vernon, Illinois 62864
Phone: 1-618-214-0660
E-Mail: mary@milanometals.com

**Offering:**
Sale Price: N/A
Lease Rate (Sq. Ft./Per Year): $4.00