Manufacturing Warehouse Facility

Address:
13224 N. Chestnut Lane
Mount Vernon, IL 62864 (Jefferson)

Property and Area Description:
Formerly a fabricating shop with reinforced floors and office space. Legal Description - Part of the SE SE of section 27-T25-R3E, property has 703 Ft Frontage and 1,328 FT in Depth. The subject property is improved with a 32,960 sq ft (includes 2nd level above office) steel frame commercial building situated on a slab. The front 9,088 sq ft (includes 2nd level) is the two story office. The remaining 23,872 sq ft houses the manufacturing and shipping area. The property is located on the east part of Mt. Vernon just south of Illinois Highway 15 and across the highway from the Mt. Vernon Outland Airport. Access to the subject property is directly off of North Chestnut Lane.

Building Details:
Total Sq. Ft: 33,000
Building Type: Industrial
Number of Stories: 2
Year Built: 2007
Ceiling Peak (ft): 32
Ceiling Eaves (ft): 25
Expandable: Yes
Can Subdivide: No
Construction Type: Metal or Steel
Zoning: None
Site Size (Acres): 21.85
Within City Limits: No
Former Use: Manufacturing Machine Shop

Transportation:
Nearest Interstate: I57/64
Distance (miles): 7
Nearest 4-Lane Highway: I57/64
Distance (miles): 7.7
Nearest Commercial Airport: Mid America Airport
Distance (miles): 25
Rail Served: No

Utilities:
Electric Distribution: Tri-County Electric
Natural Gas Distribution: Ameren Illinois
Water: City of Mt. Vernon
Sewer: City of Mount Vernon
Local Telecommunications Service: Charter Cable, Wisper ISP

Contact:
Executive Director - Jonathon Hallberg
Jefferson County Development Corporation
200 Potomac Blvd., Suite 3
Mount Vernon, Illinois 62864
Phone: 618-244-3554
Fax: 618-244-7533
E-Mail: executivedirector@jeffcodev.org
Web site: www.jeffcodev.org

Steve Zuber SS/M SIOR
Barber Murphy Group
1173 Fortune Road
Shiloh, Illinois 62269
Phone: 618-277-4400
Fax: 618-277-4407
E-Mail: Steve@barbermurphy.com
Web site: www.barbermurphy.com

Offering:
Sale Price: $1,378,000
Lease Rate (Sq. Ft./Per Year): Negotiable