SITE PROFILE

SUBMITTED BY: Jonathon Hallberg, JCDC Executive Director
DATE: December 28, 2017

SUBJECT PROPERTY: “Flota Warehouse Site” - 721 E. Illinois Hwy. 15, Mt. Vernon IL 62864 (15,000 square feet for lease)

1. Area Location: Mt. Vernon is in Southern Illinois, at the junction of I-57 and I-64. Mt. Vernon is centrally located among the various southern Illinois counties and is equidistant between the Missouri and Indiana state lines. The community is an ideal point of origin for shipping and receiving.

   - Highway Access: Site is 4.2 miles east of I-57 / I-64 Highways, Exit 95 at Broadway Ave. Site is 4.6 miles north and east of I-64 Highway, Exit 80 at Illinois State Route 37.
   - Rail: The site is bounded on the south by Norfolk Southern Class 1 rail line. Mount Vernon has a trans-loading facility approximately one mile west of the location, with connections to Norfolk Southern and Union Pacific Class 1 rail lines, and Evansville Western Short Line railroad, which connects with the CSX and BNSF Class 1 rail lines.

2. Facility Description: The Flota Site consists of two warehouses connected by a common area used for loading and unloading. The buildings are located at the south end of a 4.09 acre parcel on Illinois State Route 15. The total square footage of both buildings and the common area is 15,000 square feet. The primary (eastern) building measures 120’ x 50’ (6000 square feet) and the secondary (western) building measures 105’ x 60’ (6300 square feet). The land parcel houses additional offices and warehouses at the northern end. The available building has a total of 15 parking spaces. Prospects can discuss additional parking with the owner. A floor plan is attached (ATTACHMENT A.)

   - Lease rate: The current lease rate is $1,500 per building per month. Those interested in a three-year lease or longer will be discounted $200 per month. If both warehouses are leased for a three-year contract or longer, the complex is available for $2,500 per month.
   - Ceiling Height: Primary (eastern) warehouse: 12’ 6”. Secondary (western) warehouse: 14’ 5”.
   - Loading Docks: two loading docks with one dock leveler. Three additional garage-style doors.
   - Utilities: Three-Phase 480 volt electric, natural gas and city water and sewer. The site has a full sprinkler system with remotely-monitored fire protection.
   - Temperature Control: The primary warehouse is heavily insulated but is currently unheated. Heat can be added. The secondary warehouse is heated. There is currently no air conditioning.
   - Availability: The primary warehouse space and is available immediately. The secondary warehouse is occupied but the tenant has agreed to move if an interested party leases.

The owner of the property, Mark Flota, is reachable at (618) 237-7991 or flo@mvn.net. He or I can answer most additional questions and/or arrange a site tour. We look forward to serving your business expansion needs and fostering your future success here in Mt. Vernon, Illinois.

www.jeffcodev.org
Mt. Vernon, Illinois Location
Loading Docks with Secondary Warehouse

Secondary Warehouse

Secondary Warehouse from Front
Interior view of common area and loading docks looking east. Nearest overhead door is at ground level. Middle left door has dock leveler. Sliding door on right leads to primary warehouse.
View of common area looking west. Far door leads to secondary warehouse (currently occupied). Below is a view of primary warehouse looking east. Far east wall has a small partition.
View of primary warehouse looking west from partition area. Beyond door is a small 17’x50’ utility room. Below is a view of partition area on east wall.