

Manufacturing Warehouse Facility

Available Sq. Ft: 32,960

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:

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Offering:

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