

FOR LEASE

900 S 45th St.,
Mt Vernon, IL 62864



8,000 SF WAREHOUSE BUILDING

BARBERMURPHY

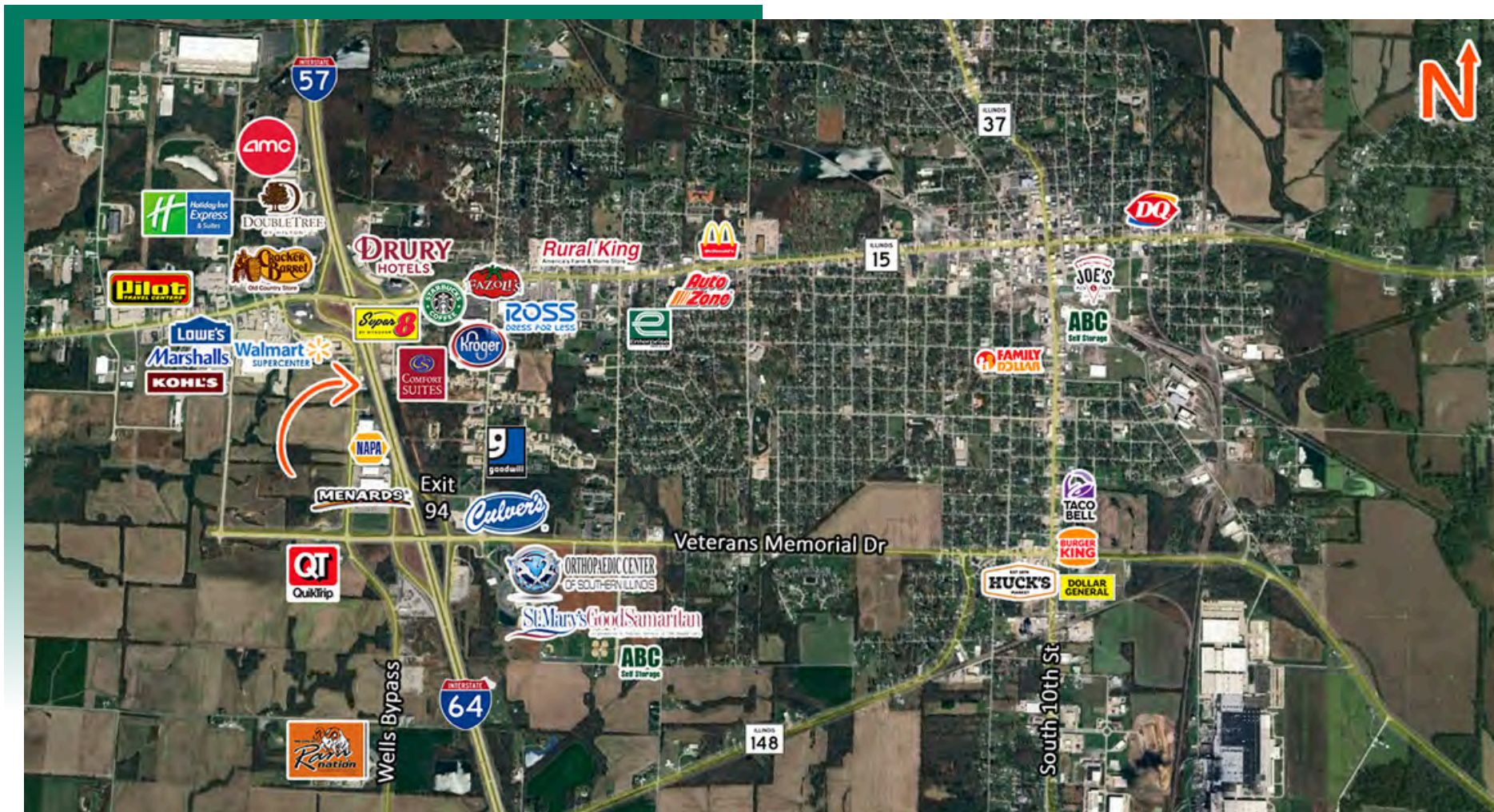
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

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AREA MAP

900 S 45th St., Mt Vernon, IL 62864

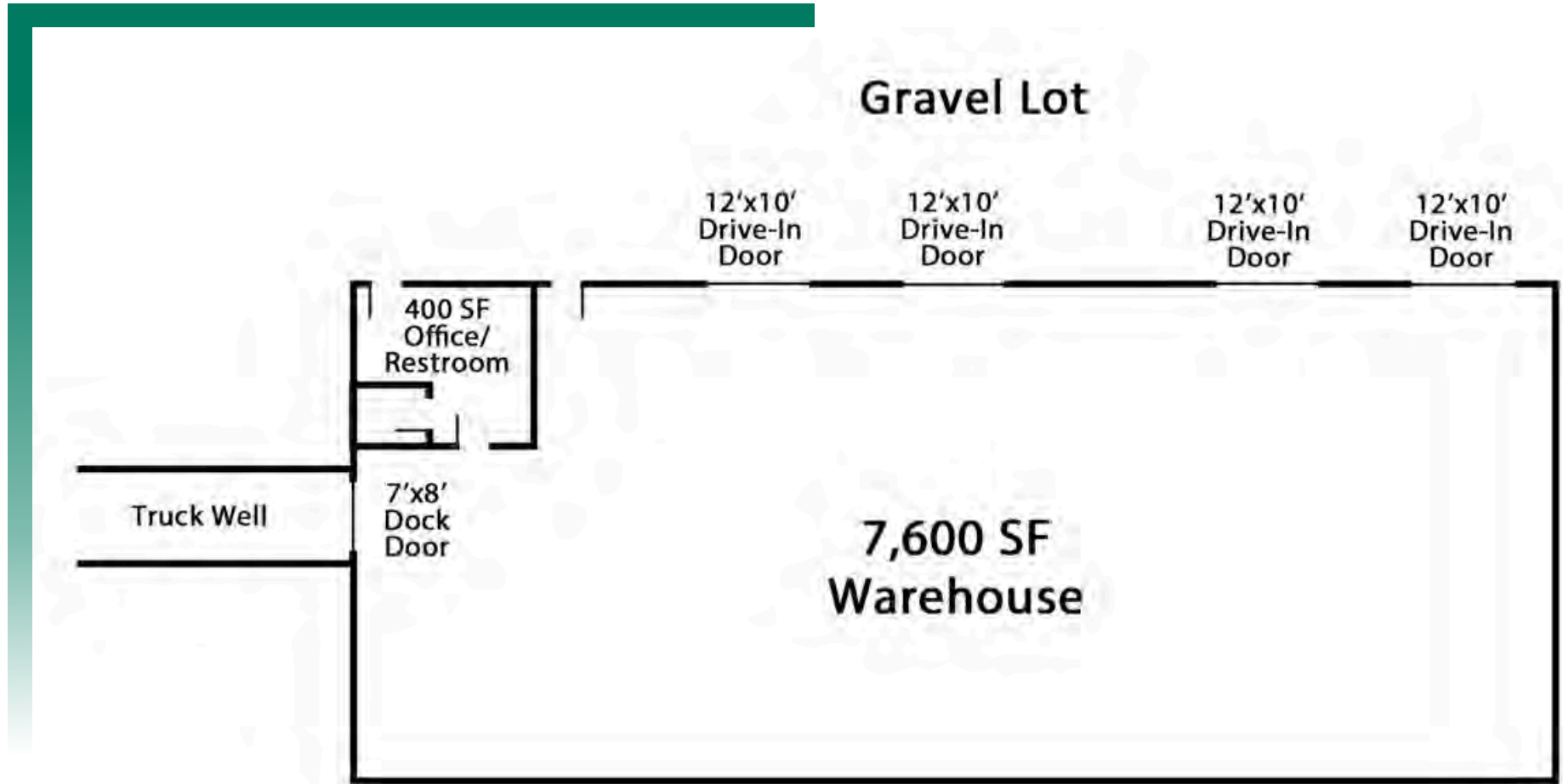


LOCATION OVERVIEW

Positioned at the convergence of I-57 and I-64, this 8,000 SF industrial warehouse on S. 45th Street offers a rare logistical advantage with immediate access to both Exit 94 and Exit 95. Few locations in Southern Illinois provide dual interstate access within a well-established industrial corridor built for efficient freight movement. With over 47,000 vehicles passing through the interchange daily—including 28–32% truck traffic—the area serves as a key north–south and east–west freight route. Located just 1.2 miles from Exit 95, the property minimizes last-mile travel and supports seamless distribution.

FLOORPLAN

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PROPERTY PHOTOS & INFORMATION

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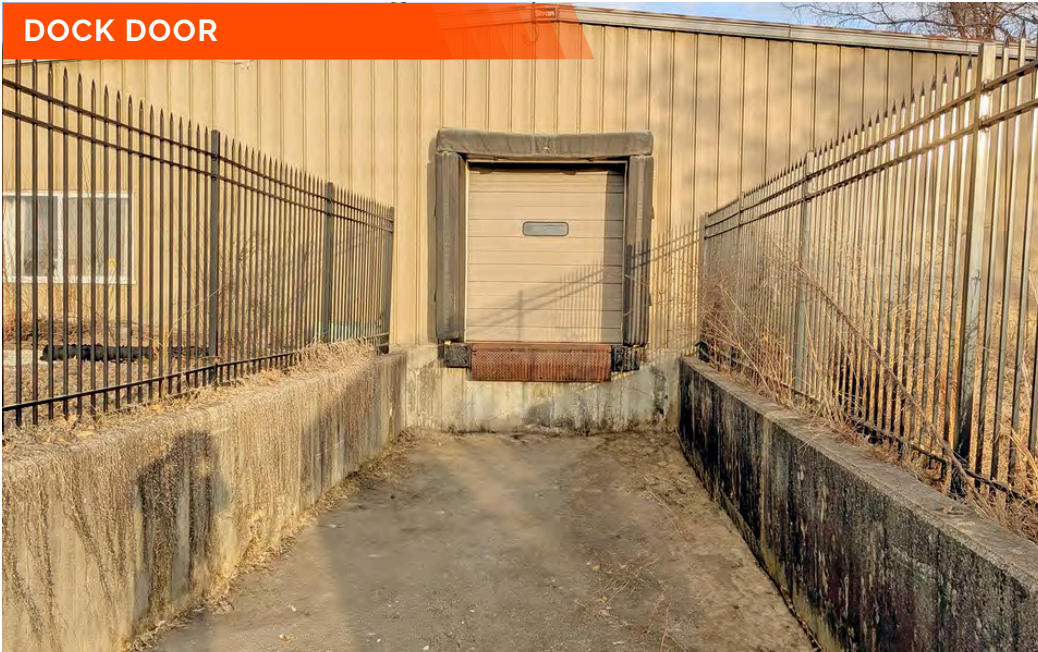
ENTRANCE & DRIVE-IN DOORS



BUILDING OVERVIEW:

- 8,000 SF warehouse includes 400 SF office/ restroom
- Class B Industrial Bldg
- Steel frame structure, clear span. 12 ft ceiling height at eaves & 14 ft at center, sidewalls and roof insulated
- Warehouse heated
- One well loading dock (7' W x 8' H)
- Four (4) drive-in doors (12' W x 10' H)
- Located in fenced in area 1 acre lot

DOCK DOOR



LEASE RATE:
\$5.00/SF, MODIFIED GROSS

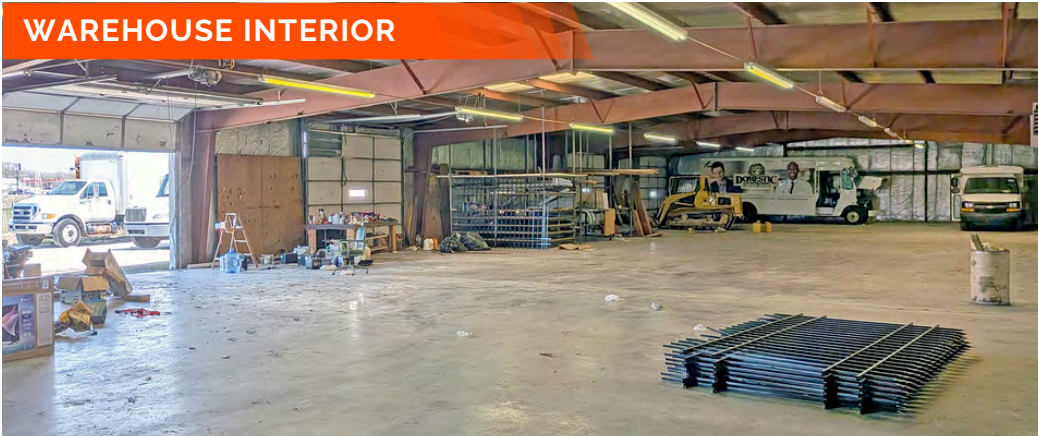
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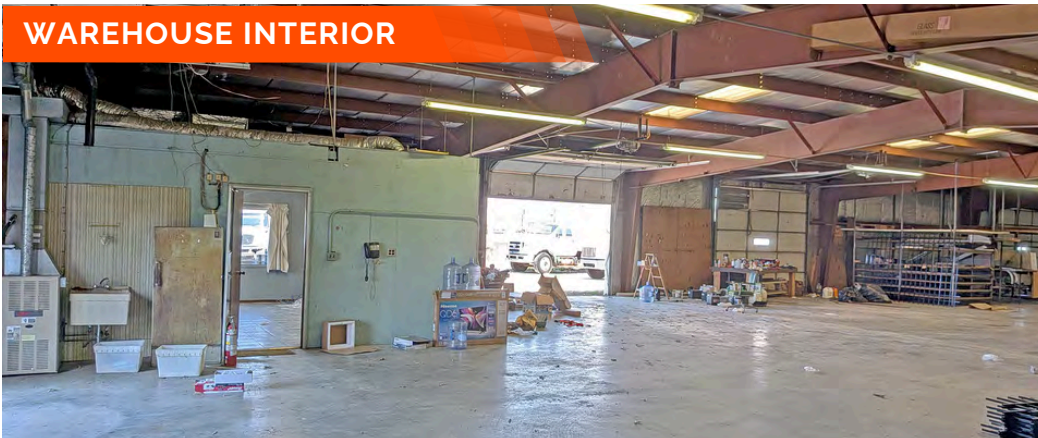
WAREHOUSE INTERIOR



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WAREHOUSE INTERIOR



PURPOSE-BUILT FOR TODAY'S INDUSTRIAL USER

Surrounded by compatible industrial and distribution uses, the S. 45th Street corridor offers a business-friendly environment with the infrastructure modern operators expect. Whether establishing a regional distribution node or expanding a manufacturing footprint, tenants gain:

- High-visibility interstate positioning
- Strong truck traffic volumes
- Fast access to major regional markets
- A proven logistics ecosystem at the I-57/I-64 crossroads

This is a location engineered for efficiency, reach, and long-term operational value.

INDUSTRIAL PROPERTY SUMMARY

900 S 45TH ST

LISTING # 3235

LOCATION DETAILS:

Parcel #: 06-35-251-002
County: IL - Jefferson
Zoning: B-2

PROPERTY OVERVIEW:

Building SF: 8,000
Vacant SF: 8,000
Usable Sqft: 8,000
Office SF: 400
Warehouse SF: 7,600
Min Divisible SF: 8,000
Max Contig SF: 8,000
Lot Size: 0.96 Acres
Frontage: 249
Depth: 886
Parking Spaces: 30
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1980
Clear Ht Min: 12
Clear Ht Max: 14
Bay Spacing: Clear Span
Construction Type: Steel
Roof: Steel
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Gas Furnace
Lighting: Fluorescent
Sprinklers: None
Insulated: Yes
Ventilation: No
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

Dock Doors: 7' x 8'
of Dock Doors: 1
Drive In Doors: 4
Drive In Door Size: 12' x 10'



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INDUSTRIAL PROPERTY SUMMARY PG 2

900 S 45TH ST

UTILITY INFO:

Water Provider:	City of Mt. Vernon
Water Location:	Along 45th St.
Sewer Provider:	City of Mt. Vernon
Sewer Location:	Along 45th St.
Gas Provider:	Ameren
Gas Location:	Along 45th St.
Electric Provider:	Ameren
Electric Location:	Along 45th St.

FINANCIAL INFORMATION:

Taxes:	\$7,013.00
Tax Year:	2024



LEASE INFORMATION:

Lease Rate:	\$5.00
Lease Type:	Modified Gross
NNN Expenses:	\$1.18

PROPERTY DESCRIPTION:

8,000 SF industrial/warehouse building on a 1.0 acre lot located on S. 45th St. between the I-57 / IL. Rt 15 interchange to the north and the I-57 /Veterans Memorial Parkway to the south. The property is zoned B-2 (Secondary Business) by the City of Mt. Vernon and is located in an Enterprise Zone.

Building Overview:

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