

FOR SALE -AND- FOR LEASE

1520 S Mill St.,
Nashville, IL 62263



60,243 SF OFFICE/WAREHOUSE ON 2.70 ACRES

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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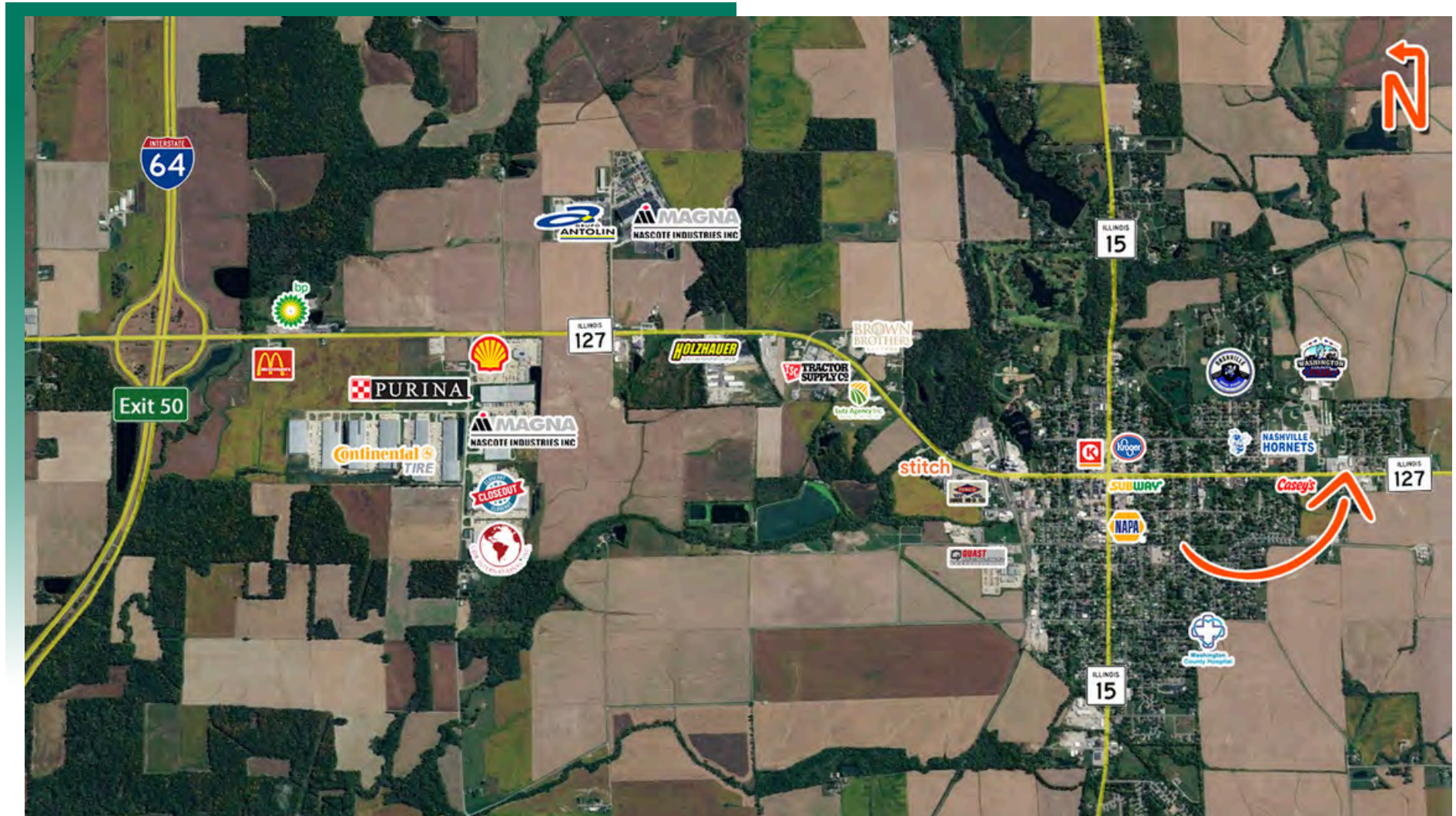
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AREA MAP

1520 S Mill St., Nashville, IL 62263



LOCATION OVERVIEW

Nashville is a strategically positioned small industrial community in Southern Illinois that serves regional manufacturing, logistics, agriculture, and distribution users. Located approximately 50 miles east of St. Louis along the I-64 corridor with connections to I-57 running north & south from Chicago to Memphis.

PROPERTY PHOTOS & INFORMATION

1520 S Mill St., Nashville, IL 62263

EXTERIOR



54,643 SF warehouse with
16'-25' clear heights

Heated and insulated warehouse space

5,600 SF office with private offices,
conference room, and restrooms

(9) 10' x 8' dock doors with levelers

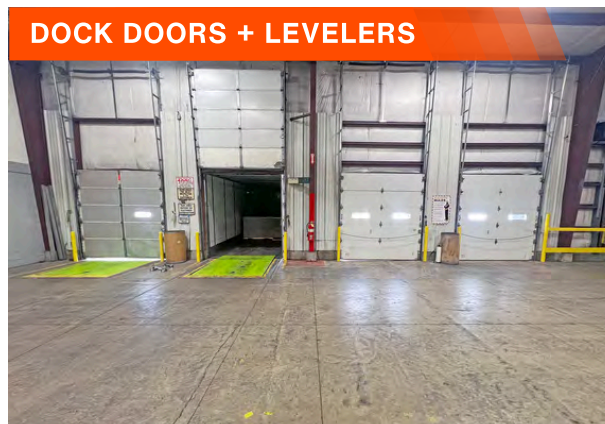
±35,000 SF steel structure addition
completed in 2015

(2) 14' x 12' drive-in doors

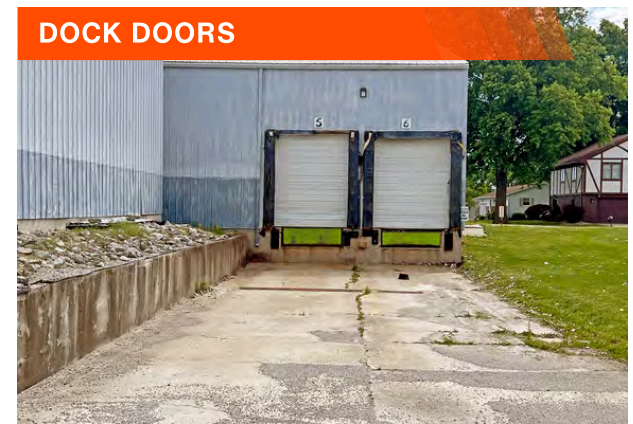
EXTERIOR



DOCK DOORS + LEVELERS



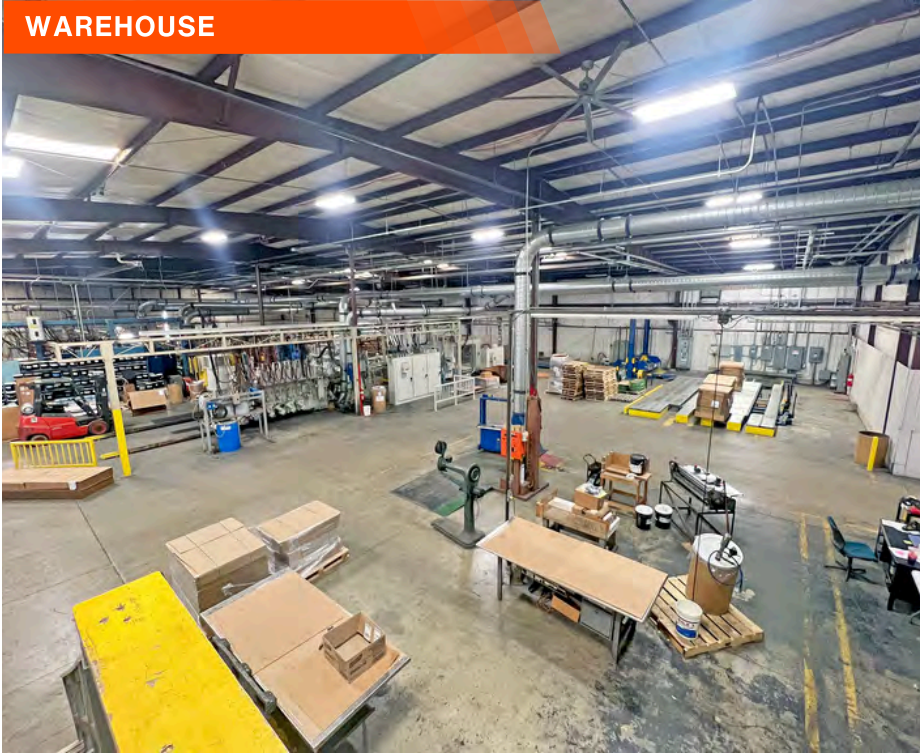
DOCK DOORS



PROPERTY PHOTOS

1520 S Mill St., Nashville, IL 62263

WAREHOUSE



WAREHOUSE



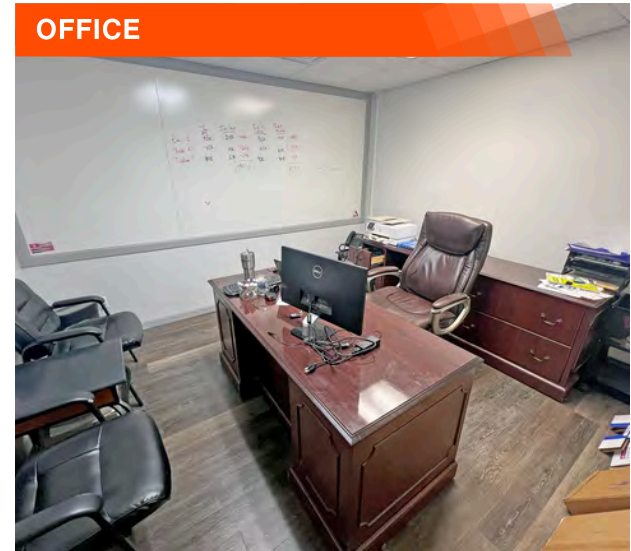
WAREHOUSE



KITCHEN



OFFICE



INDUSTRIAL PROPERTY SUMMARY

1520 S MILL ST

LISTING # 3254

LOCATION DETAILS:

Parcel #: Multiple Parcels
County: IL - Washington
Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 60,243
Vacant SF: 60,243
Usable Sqft: 60,243
Office SF: 5,600
Warehouse SF: 54,643
Min Divisible SF: 60,243
Max Contig SF: 60,243
Lot Size: 2.7 Acres
Frontage: 397
Depth: 406
Parking Spaces: 20
Parking Surface Type: Rock
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1950
Renovated: 2015
Clear Ht Min: 16
Clear Ht Max: 25
Bay Spacing: Clear Span
Construction Type: Steel, Wood Frame
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Office/Warehouse
AC: Office
Lighting: LED
Sprinklers: None
Insulated: Yes
Ventilation: Yes
Compressed Air: Yes
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

Dock Doors: 10'x8'
of Dock Doors: 9
Dock Levelers: Yes
Drive In Doors: 2
Drive In Door Size: 14'x12'

TRANSPORATION:

Interstate Access: 4 Miles to I-64



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INDUSTRIAL PROPERTY SUMMARY PG 2

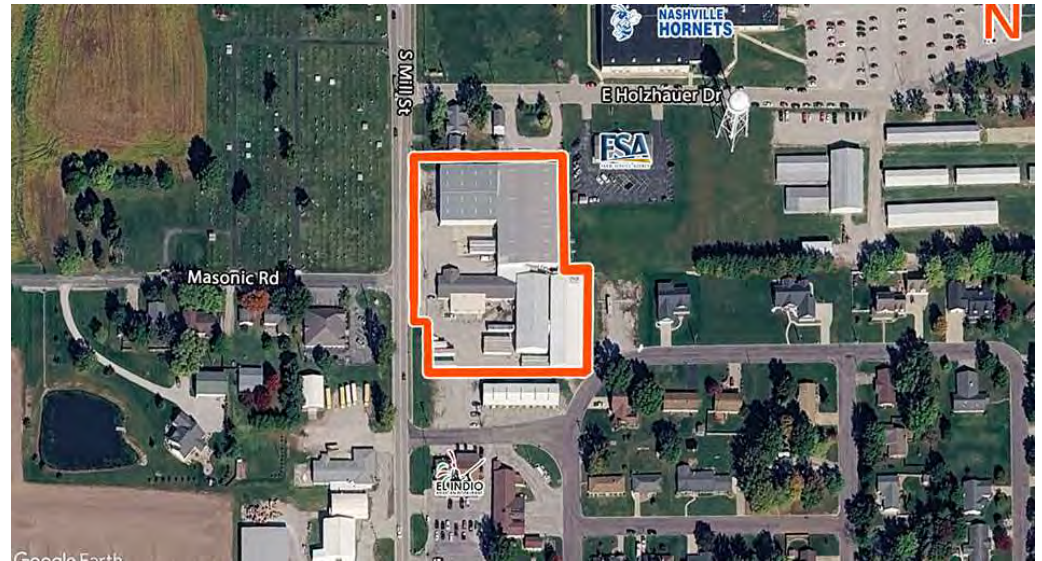
1520 S MILL ST

UTILITY INFO:

Water Provider:	City of Nashville
Sewer Provider:	City of Nashville
Gas Provider:	Ameren
Electric Provider:	Ameren
Voltage Low:	240
Voltage High:	440
Amps:	1200
Phase:	3

TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	No
Foreign Trade Zone:	No



SALE/LEASE INFORMATION:

Sale Price:	\$2,000,000
Price / SF:	\$33.20
Lease Rate:	\$3.00/SF
Lease Type:	NNN

PROPERTY DESCRIPTION:

60,243 SF office/warehouse sits on 2.7 acres. Warehouse is 54,643 SF with more than half the building of modern construction: a ±35,000 SF steel-frame warehouse addition completed in 2015 delivers 25' clear heights and clear-span column layout, complementing 19,643 SF of legacy warehouse at 16' clear. The entire warehouse is heated, insulated, LED-lit, and served by (9) 10'x8' dock doors with levelers plus (2) 14'x12' drive-in doors. Office space is 5,600 SF with a conference room, private offices, & men/women's restrooms.