

SALE PRICE REDUCED

**R
O
L
E** **SALE**
-AND-
LEASE

205 N 44th St.,
Mt Vernon, IL 62864



**RARE I-64/I-57 CORRIDOR OWNER-USER FACILITY WITH SHOWROOM,
SERVICE, WAREHOUSE, YARD, & EXPANSION GROUND
WILL DIVIDE**

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

Scott Reichmann
Broker Associate
Office: (618) 277-4400 (Ext. 25)
Cell: (618) 610-1632
scottr@barbermurphy.com

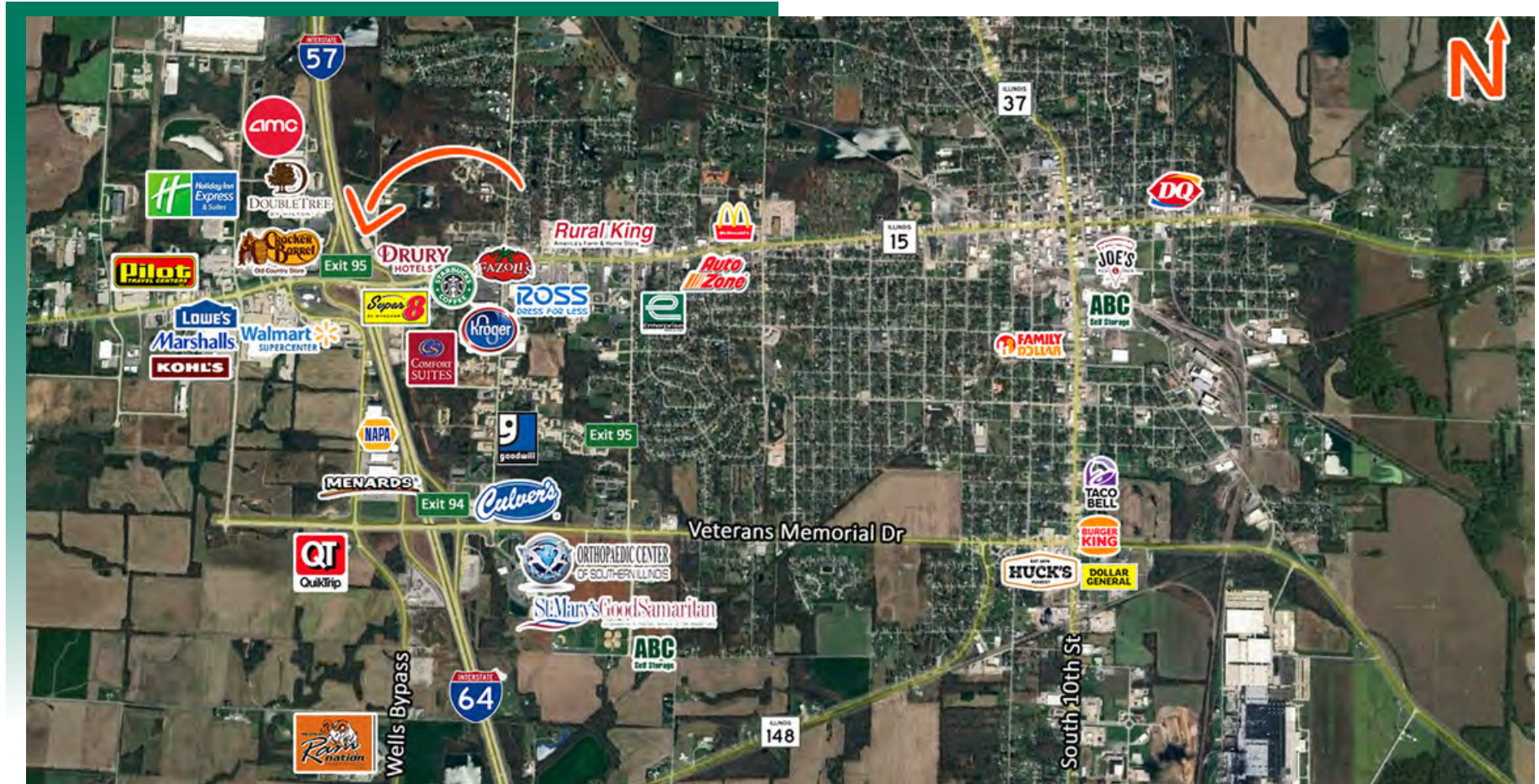
Katie Bush
Broker Associate
Office: (618) 277-4400 (Ext. 27)
Cell: (701) 213-3301
katieb@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

205 N 44th St., Mt Vernon, IL 62864



LOCATION OVERVIEW

Interstate
Development Site

I-64, I-57, & Route
37 access

Prime Mount Vernon
commercial corridor

County seat of
Jefferson County

Regional retail and
services hub

Serves multi-county
trade area

65 miles east of
St. Louis

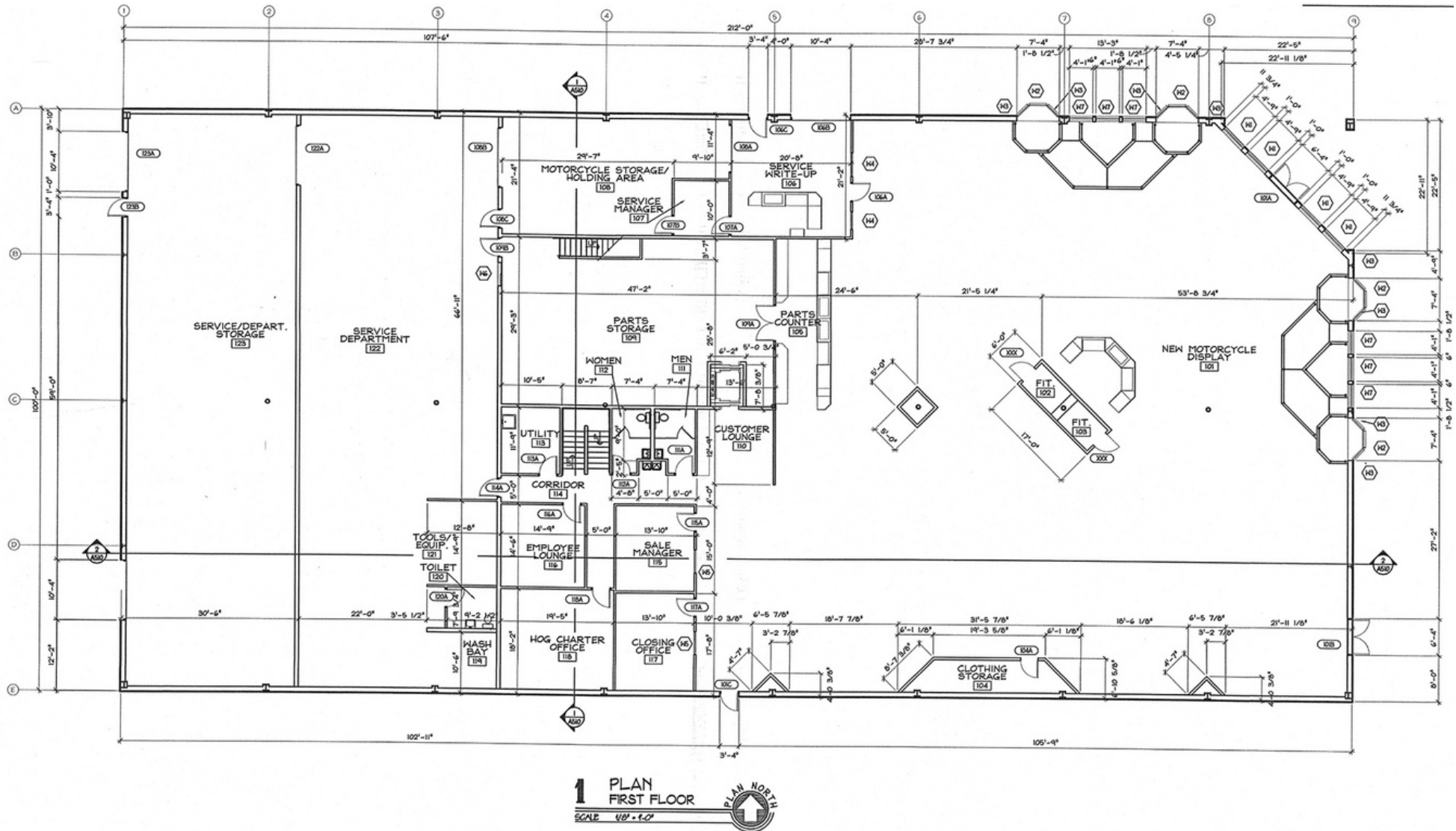
Near hotels,
healthcare, & retail

49,950 vehicles per
day corridor

High-visibility
location

FLOOR PLAN - Main Building - 1st Floor | 21,200 SF

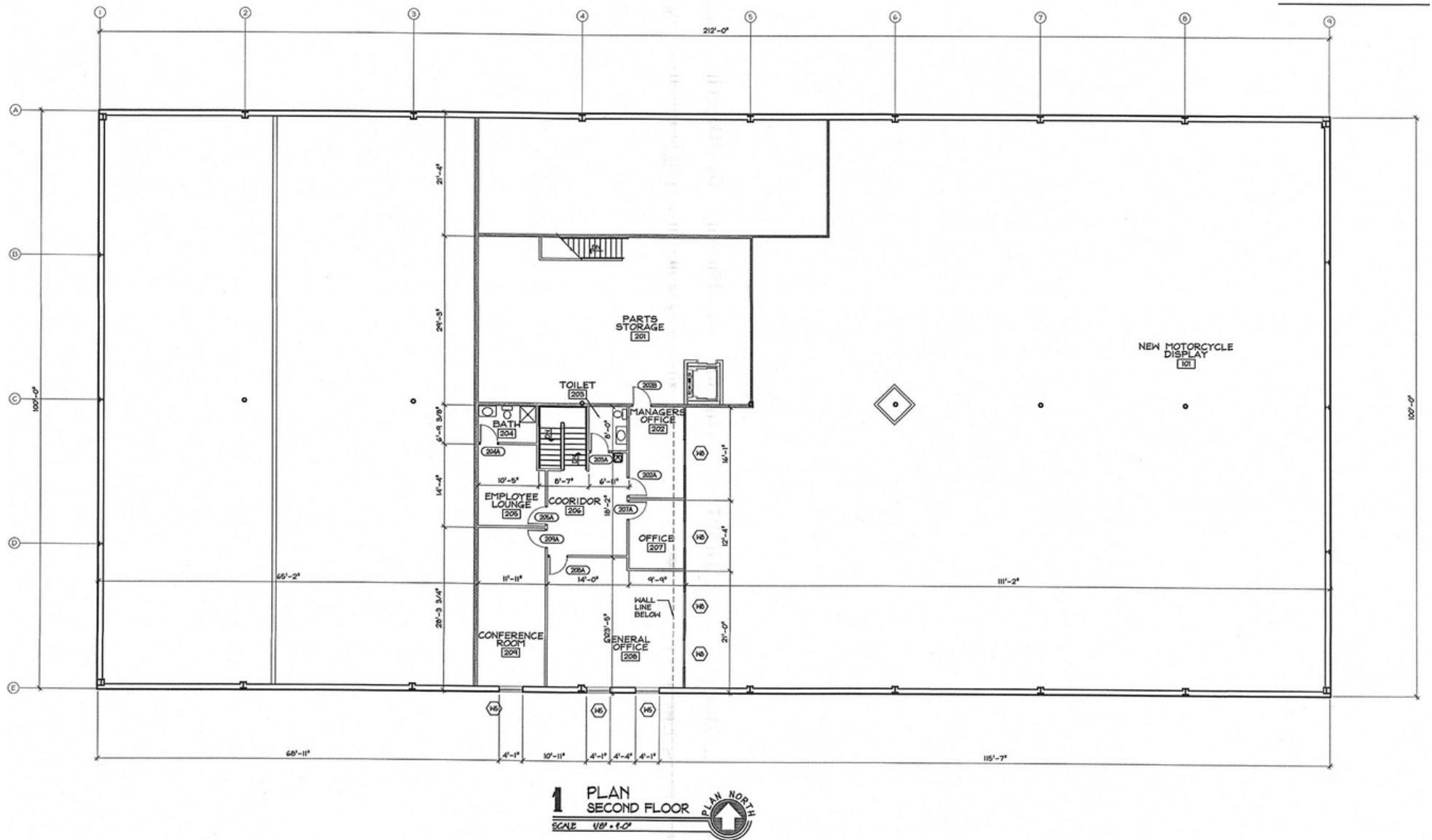
205 N 44th St., Mt Vernon, IL 62864



*Not to scale

FLOOR PLAN - Main Building- 2nd Floor | +/-2,844 SF

205 N 44th St., Mt Vernon, IL 62864



*Not to scale

PROPERTY PHOTOS - Main Building

205 N 44th St., Mt Vernon, IL 62864

Main Building - 24,044 SF *Office, Showroom, & Warehouse*

The main building contains 24,044 SF. The office space is distributed across the ground floor and a partial second-floor mezzanine with 5 offices on the 1st floor and 5 offices on the 2nd floor.

Construction & Systems:

Primary steel column-and-beam frame on 25' x 50' bay spacing • 24' clear height in warehouse areas • Pre-engineered standing seam metal panel roof with batt insulation • Fully sprinklered throughout • HVAC facility-wide • 3-Phase electric service • Compressed air system • Floor drains in service bays • Men's & women's restrooms

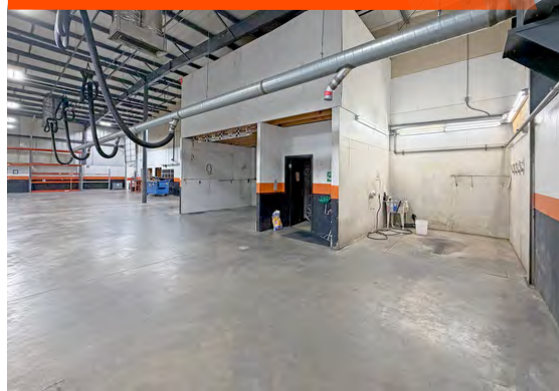
Overhead Doors:

(1) 8' x 10' • (1) 12' x 14' • (1) 8' x 12'

Additional Features:

Passenger elevator serving mezzanine level
• Forklift off-loading area • Security system

SERVICE BAY



SHOWROOM



FORKLIFT OFF LOADING



RETAIL COUNTER



MEZZANINE STORAGE & ELEVATOR



OFFICE



PROPERTY PHOTOS - 2nd Building

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2nd Building - 5,000 SF 50' x 100' Freestanding Steel Structure

A separate freestanding secondary building on the property measures 50 feet by 100 feet (5,000 SF).

Overhead Door:

(1) 14' x 14'

Combined Property Summary:

The two buildings together provide 26,200 SF of combined warehouse and service area and 4,044 SF of office space across 26,200 total SF on ±8.44 acres.

Warehouse/Service SF: 24,664

Office SF: 4,380

Total SF: 29,044

Site Area: +/-8.44 Acres

Parking: +/-100 Spaces

EXTERIOR



WAREHOUSE



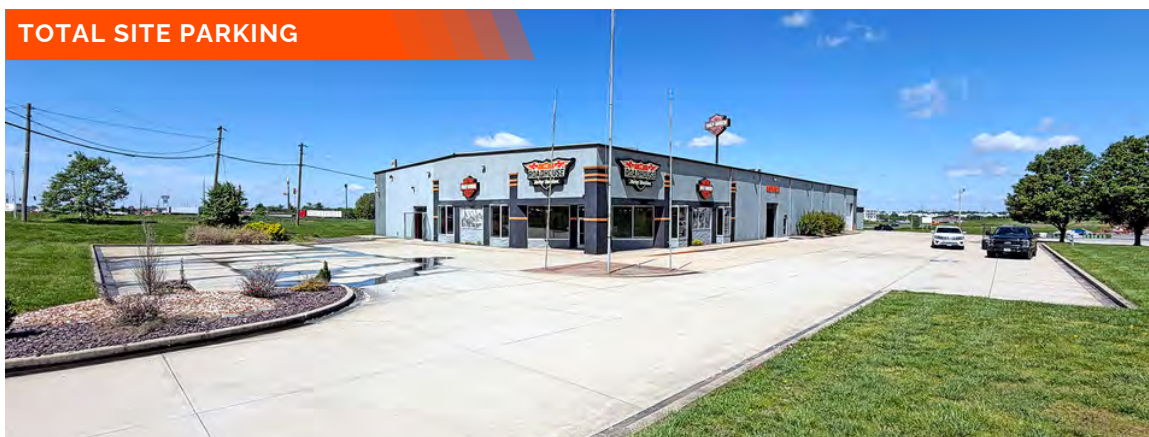
WAREHOUSE



WAREHOUSE

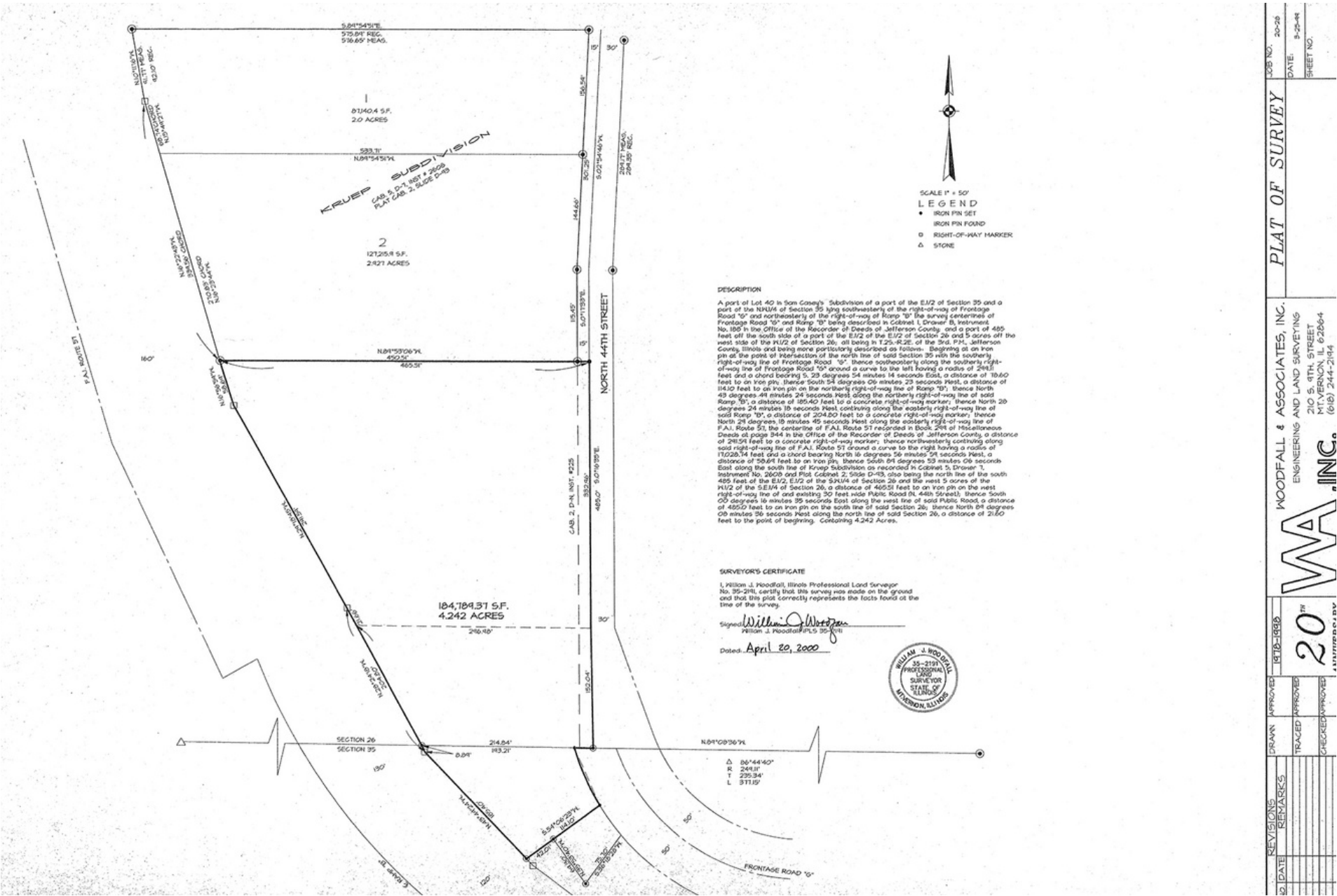


TOTAL SITE PARKING



PLAT OF SURVEY

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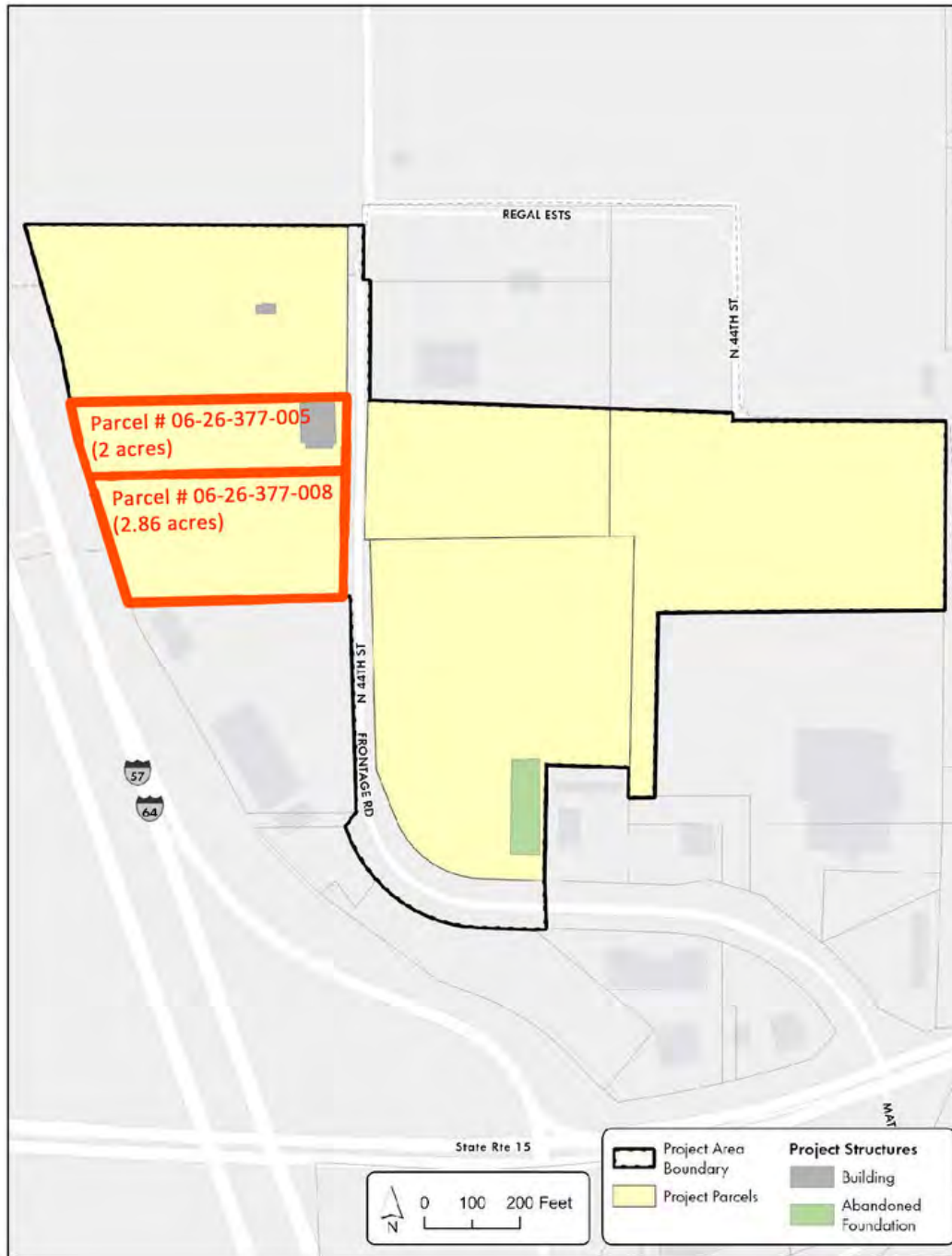
SITE PLAN

205 N 44th St., Mt Vernon, IL 62864



FRONTAGE ROAD TIF REDEVELOPMENT PROJECT AREA

205 N 44th St., Mt Vernon, IL 62864



Parcel # 06-26-377-005 (2 acres)

- IN the TIF

Parcel # 06-26-377-008 (2.86 acres)

- IN the TIF

Parcel # 06-26-377-010 (3.54 acres)

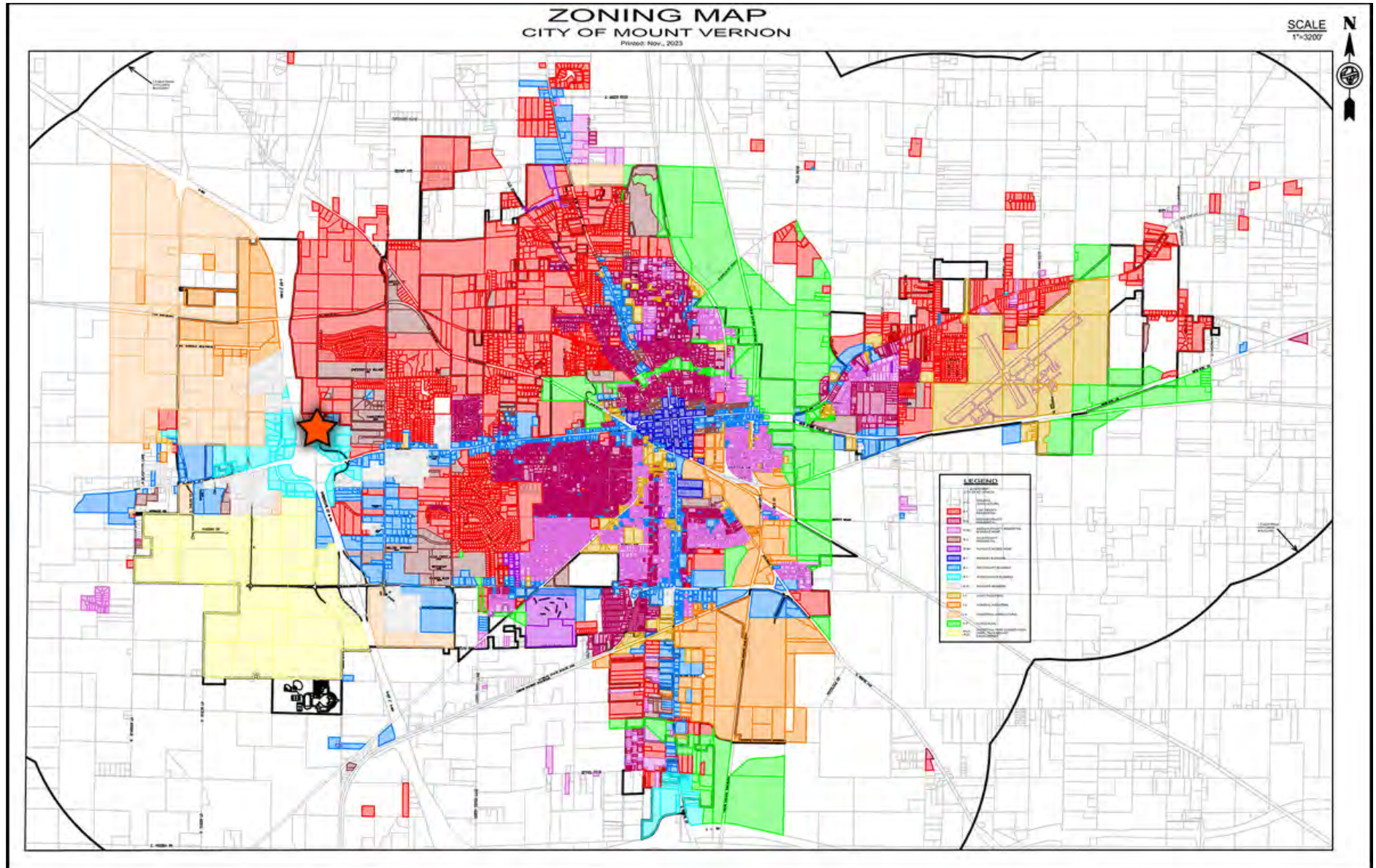
- NOT in the TIF

Parcel # 06-35-202-011 (.41 acres)

- NOT in the TIF

ZONING MAP

205 N 44th St., Mt Vernon, IL 62864



B-2 & B-3 Zoning

DEMOGRAPHICS

205 N 44th St., Mt Vernon, IL 62864

PRIMARY TRADE AREA

The primary trade area is centered on the City of Mount Vernon (ZIP 62864), with the broader secondary trade area encompassing Jefferson County. As of 2024 estimates, the city has a population of approximately 14,090 residents. Jefferson County supports approximately 37,113 residents (2020 Census). The daytime population increases by an estimated 7,300 persons due to commuter inflow, indicating a substantially larger consumer and workforce base during business hours.

~14,090

City Population

2024 Estimate

~6,465

City Households

2020 Census

~37,113

County Population

2020 Census

\$55,357

Median HH Income

City of Mt. Vernon (2024)

\$58,082

Median HH Income

ZIP 62864 (2024)

\$124,800

Median Home Value

ZIP 62864 (2024)

~9,923

Housing Units

ZIP 62864

41.2 years

Median Age

ZIP 62864

+7,300

Daytime Population

Commuter Inflow

INDUSTRIAL PROPERTY SUMMARY

205 N 44TH ST

LISTING # 3251

LOCATION DETAILS:

Parcel #: 06-26-377-010, 06-35-202-011, 06-26-377-005, 06-26-377-008
County: IL - Jefferson
Zoning: B2 & B3

PROPERTY OVERVIEW:

Building SF: 29,044
Office SF: 4,380
Warehouse SF: 24,664
Min Divisible SF: 5,000
Max Contig SF: 26,805
Lot Size: 8.44 Acres
Frontage: +/- 1,200'
Depth: varies
Parking Spaces: 100
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 2001
Clear Ht Min: 10
Clear Ht Max: 24
Bay Spacing: 25' x 50'
Construction Type: Mixed
Roof: 2001
Floor Type: Reinforced Concrete
Floor Thickness: 4"

FACILITY INFORMATION:

Heat: Gas
AC: Central
Lighting: Fluorescent, LED
Sprinklers: Wet Pipe System, Yes
Insulated: Yes
Ventilation: Yes
Compressed Air: Yes
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: Yes
Floor Drains: Yes

LOADING & DOORS:

Drive In Doors: 4
Drive In Door Size: Main Building: 8' x 10, 12' x 14', 8' x 12'
Secondary Building 50' x 100': 14' x 14'

TRANSPORATION:

Interstate Access: I-64 & I 57
Airport Access: Marion-Williamson County Regional Airport (MWA),

INDUSTRIAL PROPERTY SUMMARY PG 2

205 N 44TH ST

UTILITY INFO:

Water Provider:	City
Water Location:	On Site
Sewer Provider:	City
Sewer Location:	On Site
Gas Provider:	Ameren
Gas Location:	On Site
Electric Provider:	Ameren
Electric Location:	On Site
Amps:	800
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$71,235.02
Tax Year:	2024



SALE/LEASE INFORMATION:

Sale Price: \$3,400,000

Lease Rate: Contact Broker

Property Description

Positioned at the I-64 / I-57 interchange, this property gives a regional operator the ability to combine showroom, office, service, warehouse, and outside storage in one highly visible location. The building was formerly used for a Harley-Davidson dealership, making it especially well-suited for equipment sales, powersports, automotive, contractor supply, building materials, fleet service, specialty retail, or a regional service hub.

The 8.44-acre site provides room for parking, equipment staging, future expansion, or subdivision of excess land. With over 1,200 feet of interstate frontage, this property offers rare exposure for a company that wants visibility, access, and operational flexibility.