

# FOR SALE -AND- FOR LEASE

1325 N Broad St.,  
Carlinville, IL 62626



**FOR SALE: 44,000 SF OFFICE/WAREHOUSE | FOR LEASE: 34,300 SF WAREHOUSE SPACE**

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

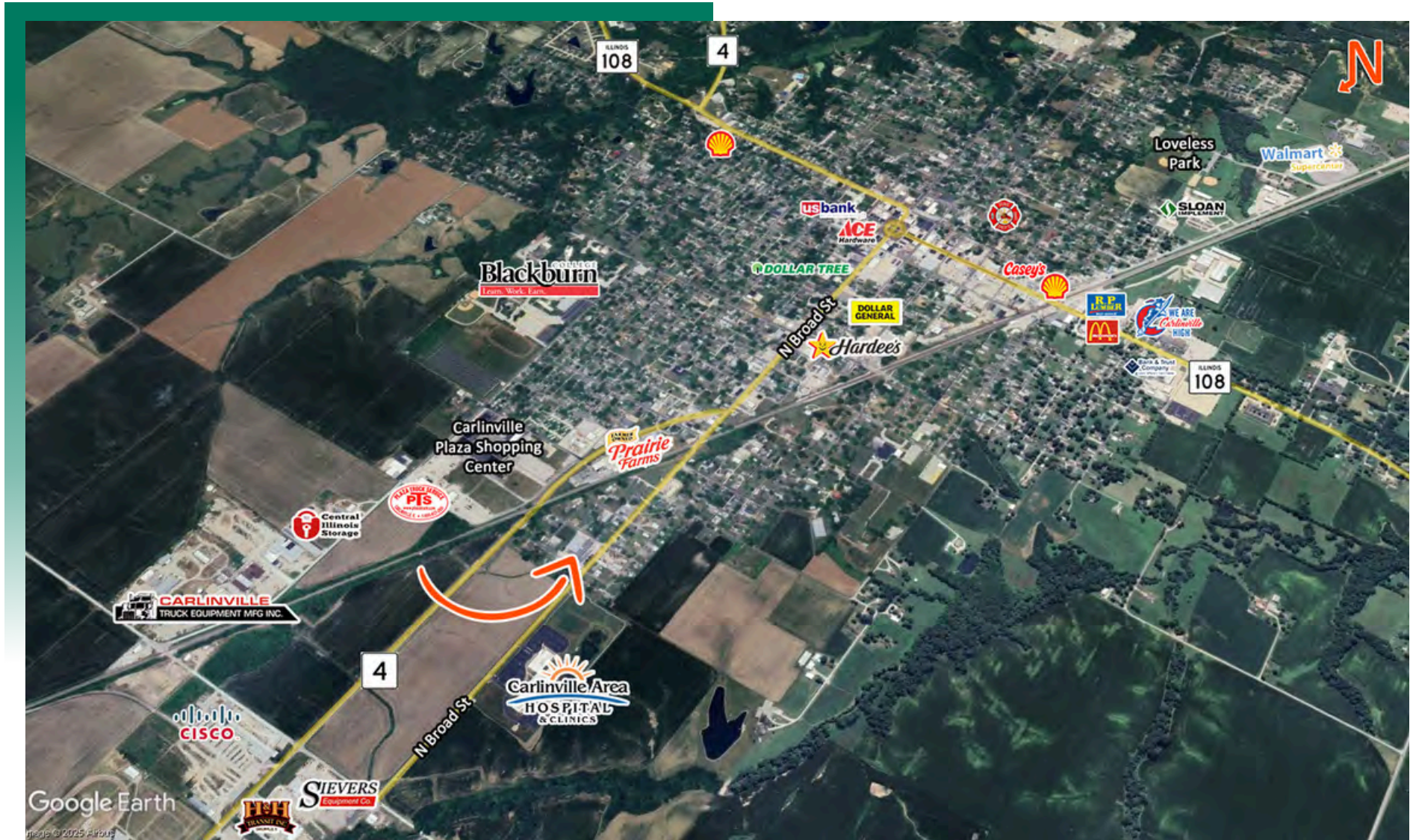
**Scott Reichmann**  
Broker Associate  
Office: (618) 277-4400 (Ext. 25)  
Cell: (618) 610-1632  
scottr@barbermurphy.com

**Steve Zuber - SIOR, CCIM**  
Principal  
Office: (618) 277-4400 (Ext. 13)  
Cell: (314) 409-7283  
steve@barbermurphy.com



# AREA MAP

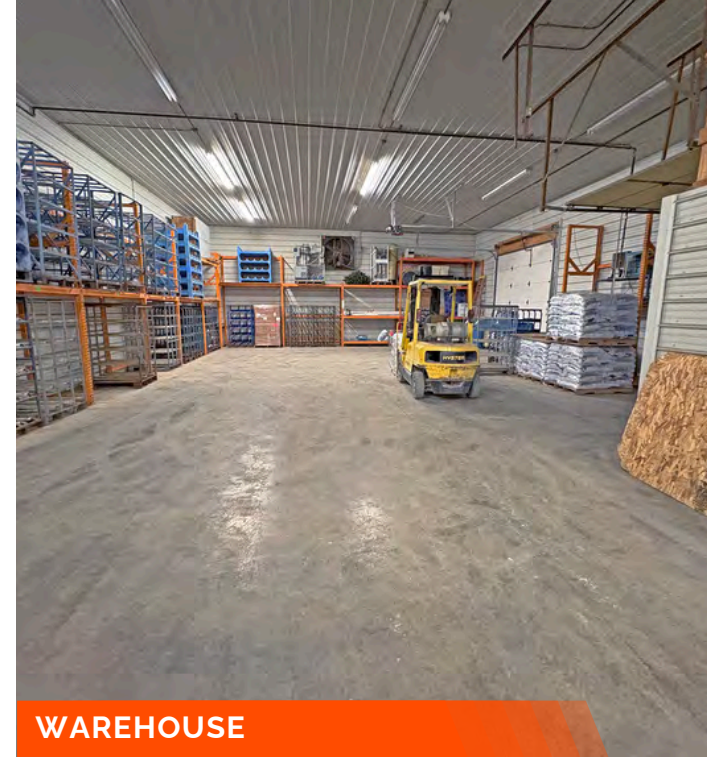
1325 N Broad St., Carlinville, IL 62626



## LOCATION DESCRIPTION

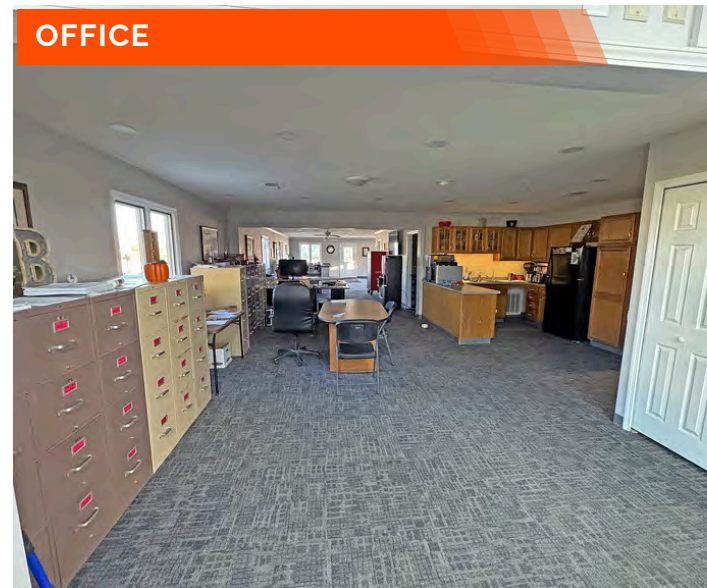
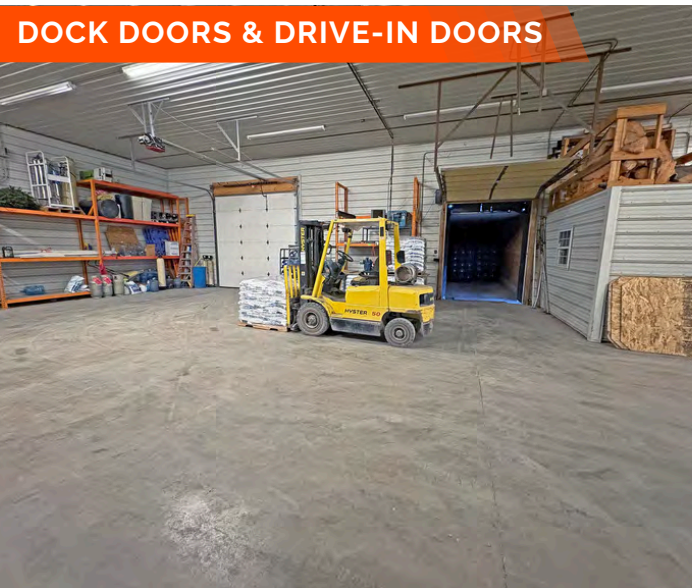
Located in Carlinville, IL the county seat for Macoupin County. Population of 7,000 people. Several of the largest employers in town are Prairie Farms, Cisco Steel and Karmak and Carlinville Area Hospital. 12 miles to interstate 55. Route 4 is the North & South arterial highway with Route 108 as the East and West arterial highway.





**NORTH SIDE EXTERIOR**

**WAREHOUSE**



**DOCK DOORS & DRIVE-IN DOORS**

**DOCK DOORS**

**OFFICE**

**PROPERTY HIGHLIGHTS**



9,350 SF OFFICE SPACE



34,300 SF WAREHOUSE SPACE



(3) DRIVE-IN DOORS



(4) DOCK DOORS



24' CLEAR SPAN



ON 3.01 ACRES

# PROPERTY PHOTOS

1325 N Broad St., Carlinville, IL 62626

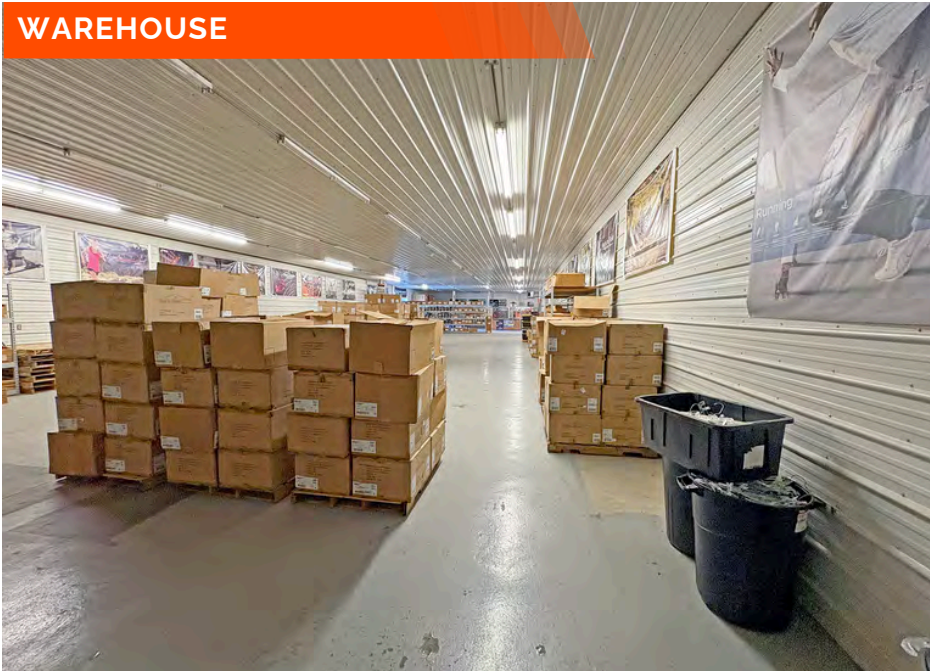
## EXTERIOR



## DOCK DOORS & DRIVE-IN DOORS



## WAREHOUSE



## DRIVE-IN DOORS



# PROPERTY PHOTOS - WAREHOUSE

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# INDUSTRIAL PROPERTY SUMMARY

1325 N BROAD ST

**LISTING #** 3156

## LOCATION DETAILS:

**Parcel #:** 1121330002, 1121330004 & 1121330005  
**County:** IL - Macoupin  
**Zoning:** Industrial

## PROPERTY OVERVIEW:

**Building SF:** 44,000  
**Vacant SF:** 34,300  
**Office SF:** 9,350  
**Warehouse SF:** 34,300  
**Min Divisible SF:** 44,000  
**Lot Size:** 3.01 Acres  
**Frontage:** 340  
**Depth:** 480  
**Parking Spaces:** 40  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## STRUCTURAL DATA:

**Year Built:** 1992  
**Renovated:** 1998  
**Clear Ht Min:** 16  
**Clear Ht Max:** 24  
**Bay Spacing:** 30' x 60'  
**Construction Type:** Mixed  
**Roof:** Asphalt, Steel  
**Floor Type:** Reinforced Concrete  
**Floor Thickness:** 6"

## FACILITY INFORMATION:

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

## LOADING & DOORS:

**Dock Doors:** (3) 8x8 & (1) 8x9  
**# of Dock Doors:** 4  
**Dock Levelers:** No  
**Dock Leveler Capacity:** N/A  
**# Drive In Doors:** 3  
**Drive In Door Size:** (1) 12x14 & (2) 12x12

## TRANSPORATION:

**Interstate Access:** 12 miles to Interstate 55

# INDUSTRIAL PROPERTY SUMMARY PG 2

1325 N BROAD ST

## UTILITY INFO:

Water Provider:	Carlinville
Water Location:	On Site
Sewer Provider:	Carlinville
Sewer Location:	On Site
Gas Provider:	Ameren Illinois
Gas Location:	On Site
Electric Provider:	Ameren Illinois
Electric Location:	On Site
Voltage Low:	120
Voltage High:	480
Amps:	600
Phase:	3

## TAX INCENTIVE ZONES:

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

## FINANCIAL INFORMATION:

Taxes:	\$18,540.00
Tax Year:	2024



## SALE/LEASE INFORMATION:

Sale Price:	\$990,000
Price / SF:	\$22.50
Lease Rate:	\$5.00/SF
Lease Type:	Gross

## PROPERTY DESCRIPTION:

44,000 SF office/warehouse on 3.01 acres. 9,350 SF of office space and 34,300 SF of warehouse space. (4) docks and (3) drive-in doors. 24' clear span warehouse.

Space is occupied by two tenants Bloom Water and First to the Finish (FTTF). Gross Annual Rental Income \$169,200. Lease terms through March 31st, 2027 for Bloom Water and August 1st, 2026 for FTTF.