

8727 Arenzville Rd

BEARDSTOWN, IL 62618



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE | 8727 ARENZVILLE RD

ASKING PRICE: **UNDISCLOSED**



EXECUTIVE SUMMARY

This 23.75 acres of M-1 zoned land includes ~110,000 SF under roof of 9 buildings, ranging from insulated warehouses with electric service, warehouses with radiant ceiling heating, to a fully renovated office building (2,640 SF with full unfinished basement), to simple storage buildings formerly used for drying sheds. Warehouse/industrial/manufacturing buildings range in size from 3,600 to 38,250. Public water and sewer plus wells on site. New electric to site and buildings in 2026. The property was formerly Farris Forest Products and Walnut Timber Buyers. This property is located near JBS, the largest pork processing plant in the state, Kent Feeds, Cargill, several processing and transportation related businesses, as well as the Greater Beardstown Airport. Located 45 miles west of Springfield, Beardstown is positioned at the junction of U.S. Highway 67 and Illinois Routes 100 and 125 on the east bank of the Illinois River. The city and region are prepared to collaborate and accommodate a new large manufacturing facility and industry. This property is located in the Industrial Park. The property could be subdivided to accommodate different types of businesses. Additional access roads to Pine Lane and other thoroughfares are being planned and owners are seeking to reestablish the former railroad spur.



110,000
AVAILABLE SF



23.75
ACRES



5
PARCELS



M-1
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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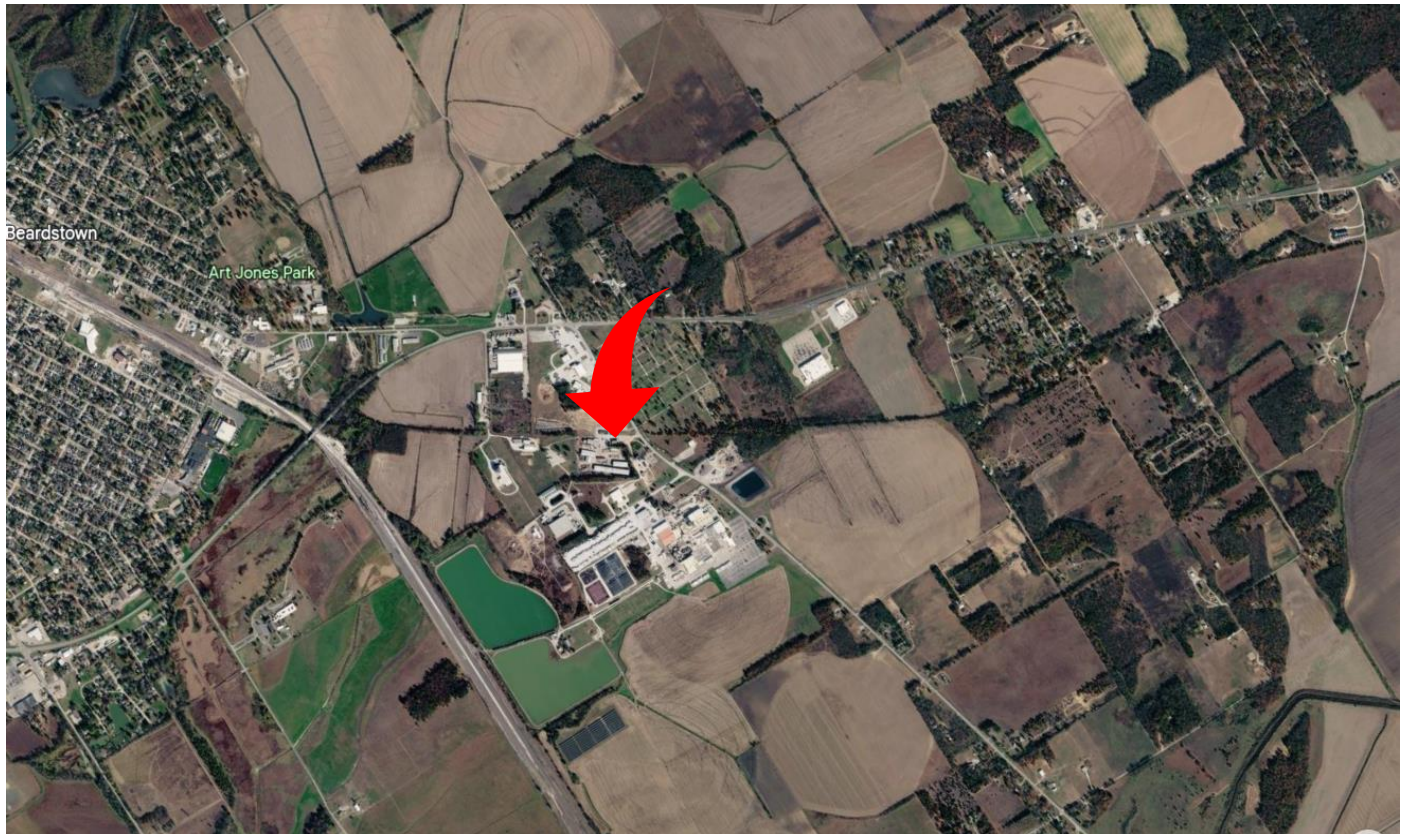
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PROPERTY INFORMATION

ADDRESS	8727 Arenzville Rd
CITY / STATE / ZIP	Beardstown, IL 62618
PARCEL ID(s)	03-013-011-00, 03-013-007-00, 03-013-007-01, 03-013-009-00, 03-013-016-01
PROPERTY TYPE	Industrial, Land & Farm, Warehouse, Other
ZONING	M-1
TOTAL LOT ACRES	23.75
TOTAL WAREHOUSE SF	107,360
TOTAL OFFICE SF	2,640



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EXTERIOR PICTURES



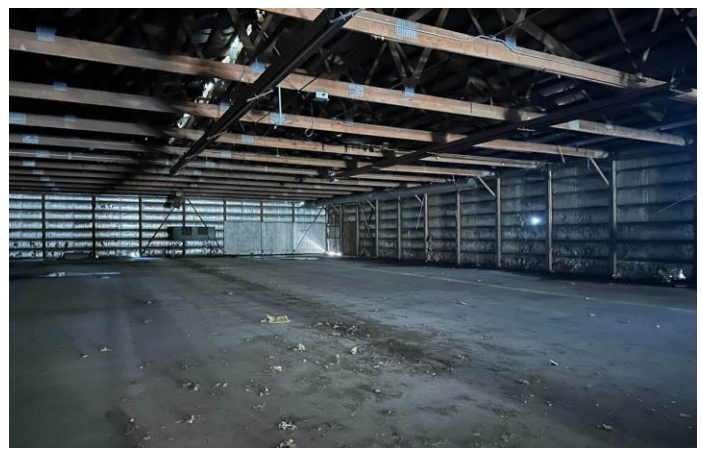
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INTERIOR PICTURES



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All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
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