FOR SALE > +/- 5.72 ACRE ROCKED STORAGE YARD WITH 12,808 SF BUILDINGS ON 11.31 ACRES - WILL DIVIDE

726 S Main St., Worden, IL 62097



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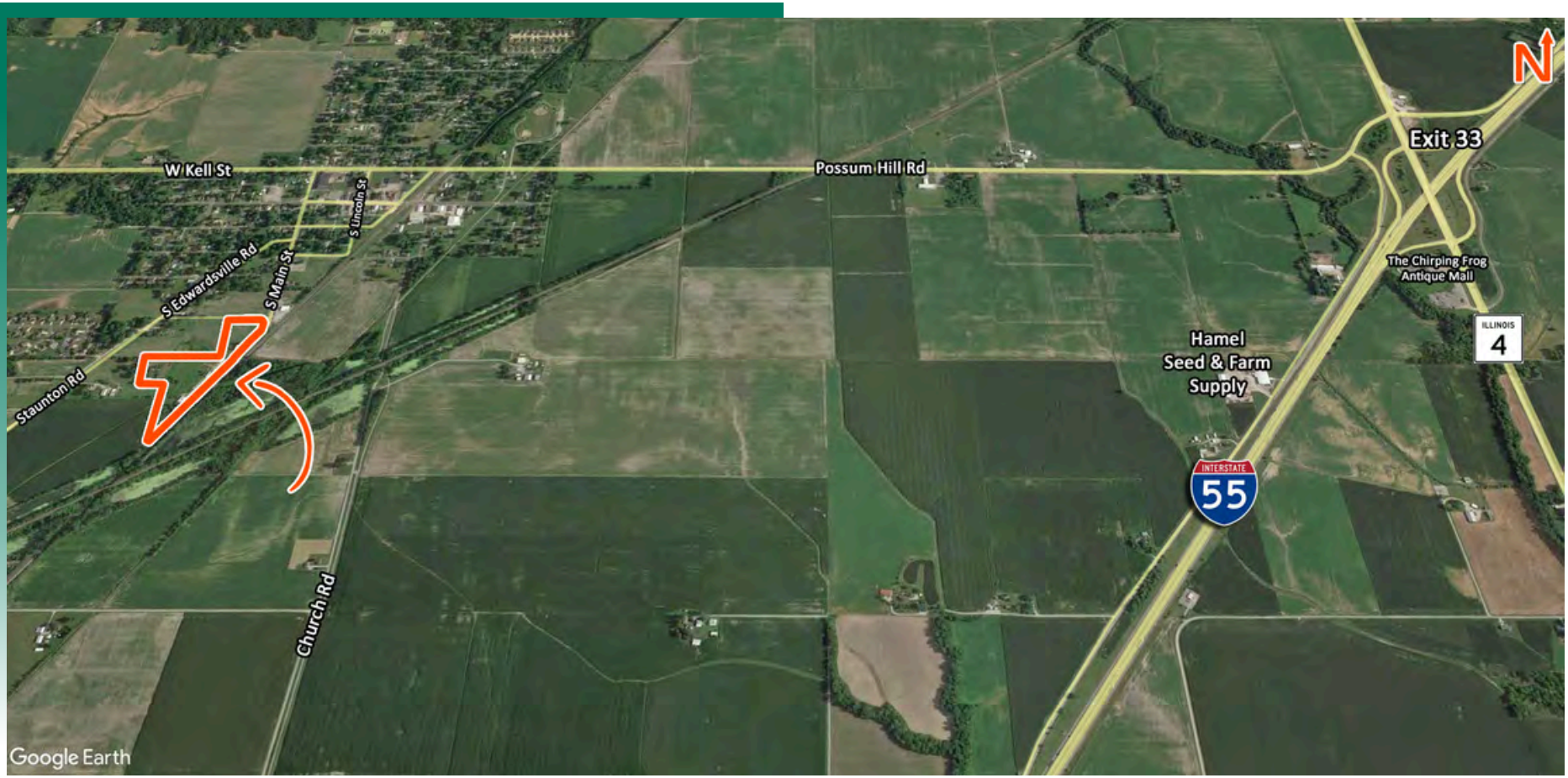
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

726 S Main St., Worden, IL 62097



LOCATION OVERVIEW

Worden is a village situated in Madison County. Geographically, it is in the southwestern part of Illinois, within the United States. It lies approximately 40 miles northeast of St. Louis, Missouri, and is in close proximity to the larger city of Edwardsville, Illinois. The property is located on the southeast end of Worden, adjacent to the NS Railroad approximately 2.5 miles to I-55, Exit 33. Worden has a population of 1,096.

PROPERTY INFORMATION

726 S Main St., Worden, IL 62097





- Adjacent to the Norfolk Southern main line, 2.5 miles to I-55, exit 33
- 12,808 SF in two clear-span buildings
- +/- 5.72 acres rocked outdoor storage lot
- $30,300 in-place annual gross income
- Immediate occupancy

INDUSTRIAL PROPERTY SUMMARY

726 S MAIN ST., WORDEN, IL 62097

LISTING # 3097

LOCATION DETAILS:

Parcel #:	12-2-04-35-00-000-030, 12-2-04-35-00-000-031, 12-1-04-35-00-000-011, 12-1-04-35-00-000-010.001
County:	IL - Madison
Zoning:	Industrial - Worden

PROPERTY OVERVIEW:

Building SF:	12,808
Warehouse SF:	12,808
Min Divisible SF:	2,400
Max Contig SF:	10,408
Lot Size:	11.31 Acres
Frontage:	Varies
Depth:	Varies
Parking Spaces:	100
Parking Surface Type:	Rock
Archeological:	No
Environmental:	No
Survey:	No

STRUCTURAL DATA:

Year Built:	1960
Renovated:	2023
Clear Ht Min:	14'
Clear Ht Max:	14'
Bay Spacing:	Clear Span
Construction Type:	Metal/ Wood, Metal
Roof:	Metal Standing Seam
Floor Type:	Concrete
Floor Thickness:	6"

FACILITY INFORMATION:

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

LOADING & DOORS:

# of Dock Doors:	None
# Drive In Doors:	4
Drive In Door Size:	Varies

TRANSPORTATION:

Interstate Access:	2.5 Miles to I-55
Airport Access:	N/A
Rail Access:	Adjacent
Rail Line:	Norfolk Southern

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INDUSTRIAL PROPERTY SUMMARY PG 2

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UTILITY INFO:

Water Provider:	Bond Madison
Water Location:	On Site
Sewer Provider:	Septic
Sewer Location:	On Site
Gas Provider:	Propane
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	110
Voltage High:	240
Amps:	400
Phase:	Single

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	$5,088.32
Tax Year:	2025



SALE INFORMATION:

Sale Price:	$750,000
Price / Acre:	$66,313

PROPERTY DESCRIPTION:

11.31-acre industrial site with two clear-span warehouse buildings totaling 12,808 square feet and +/- 5.72 acres of rocked outdoor storage. The site sits adjacent to the Norfolk Southern main line.

The property is suited for contractors, equipment and material distributors, and any user needing laydown or storage acreage alongside shop and warehouse space. Improved yard acreage of this scale is limited in the I-55 corridor north of Edwardsville, and it is difficult to replicate — grading, rock, and drainage on 5.72 acres represent substantial cost and permitting time.

Three tenants are in place, producing $30,300 in annual gross income on modified gross leases, all at rates materially below market. Approximately 2 acres of farmland remain available for expansion.

The seller will divide. Yard and buildings are available separately.

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