

MOTIVATED SELLER, MAKE BEST OFFER

FOR SALE

7945 Old Hwy 51 N,
Cobden, IL 62920

56,250 SF USDA/FDA FOOD-GRADE COLD STORAGE FACILITY

Rare opportunity to acquire an operational USDA/FDA food-grade cold storage facility at a fraction of today's replacement costs

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

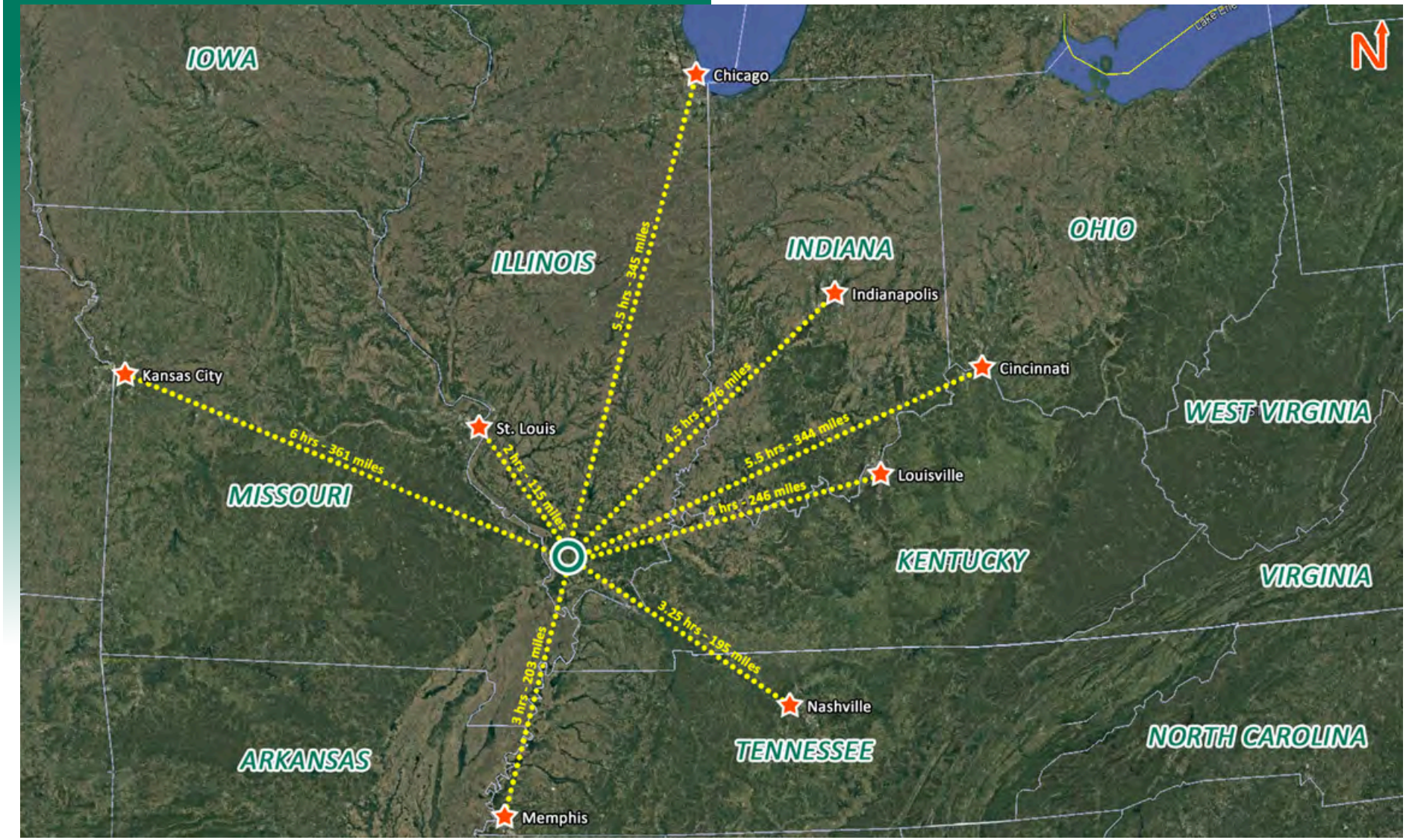
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

DRIVE-TIME MAP

7945 Old Hwy 51 N, Cobden, IL 62920



LOCATION OVERVIEW

Strategically located within Southern Illinois' established agricultural and food production corridor. The location benefits from lower operating costs, reduced congestion, and a workforce familiar with food processing and agricultural operations. Approximately 15 miles to Interstate 57.

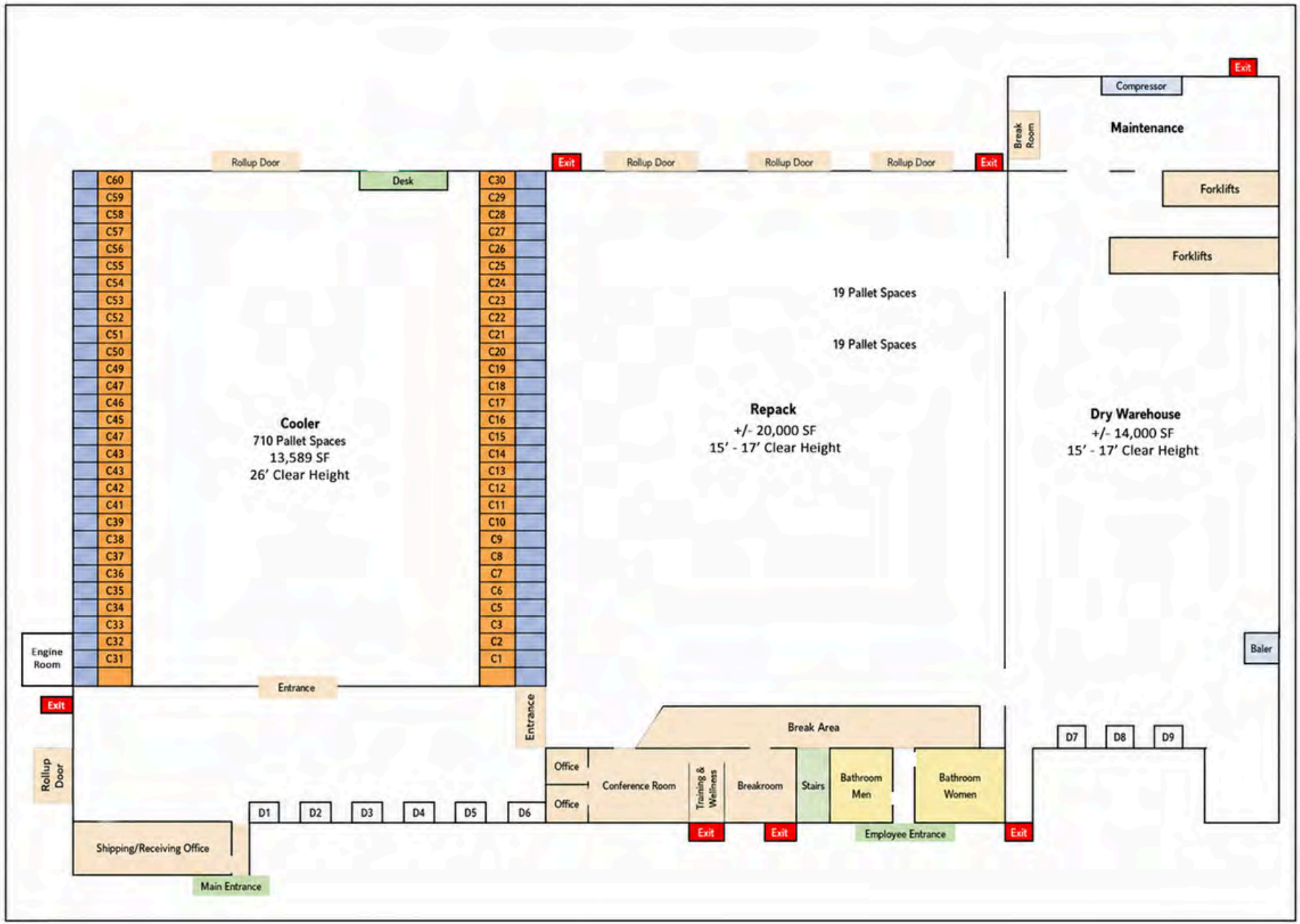
AREA MAP

7945 Old Hwy 51 N, Cobden, IL 62920



FLOOR PLAN

7945 Old Hwy 51 N, Cobden, IL 62920



*Not to scale

PROPERTY INFORMATION

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Facility Overview

- 56,250 SF USDA/FDA transferable food-grade warehouse certification
- Former Robinson Fresh / C.H. Robinson facility
- Move-in ready
- All systems are in operational condition

Cooler Space

- 13,589 SF ammonia-controlled cooler
- Temperature range: 40°F
- 26’ clear height
- Min 830 pallet positions
- Insulated walls, ceilings, & floors
- Fully operational up to June 1, 2026

Refrigeration & Infrastructure

- Three-compressor refrigeration system with built-in operational redundancy
- New evaporators in 2015
- New compressor in 2023
- Compressed air lines throughout warehouse
- 480V, 3-phase, 1000 Amp electrical service
- 2017 - membrane roof

Loading & Distribution

- Nine total dock-high positions with levelers
- Six docks with levelers adjacent to the cooler
- 3 docks with levelers in dry warehouse
- Five total overhead doors serving each section of warehouse

Ideal Uses

- Cold storage
- Food manufacturing
- Packaging
- Regional distribution
- Protein processor
- Produce distributors
- Food repacking companies
- Beverage distribution
- Agricultural cold-chain operations
- Regional grocery suppliers

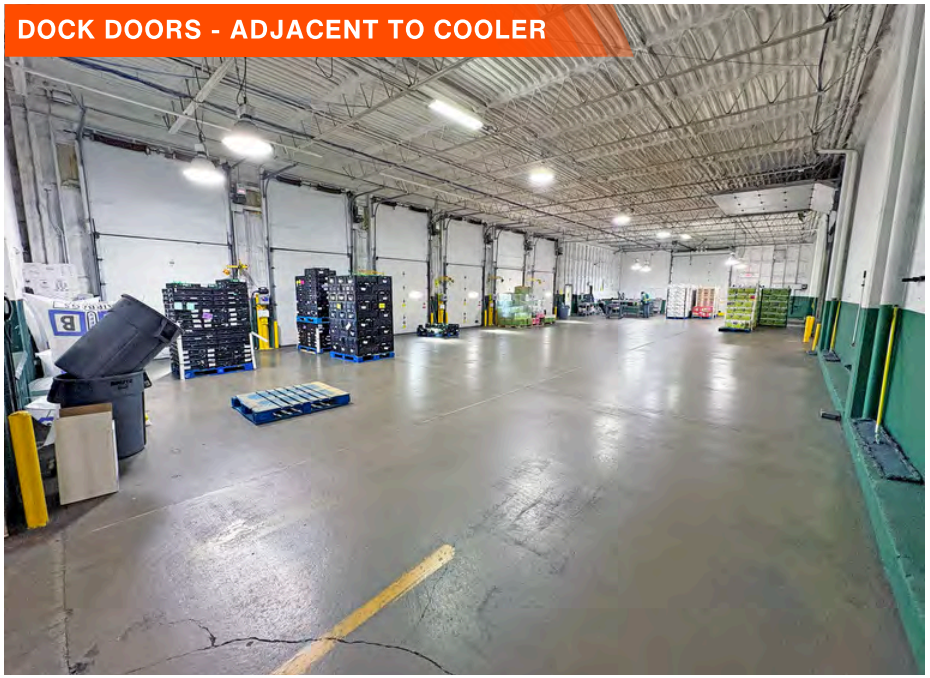
Value Proposition

- Replacement cost for a comparable refrigerated food-grade facility would likely exceed several multiples of the current asking price before considering permitting timelines, refrigeration infrastructure, and specialized food-grade improvements
- Move-In ready

PROPERTY PHOTOS

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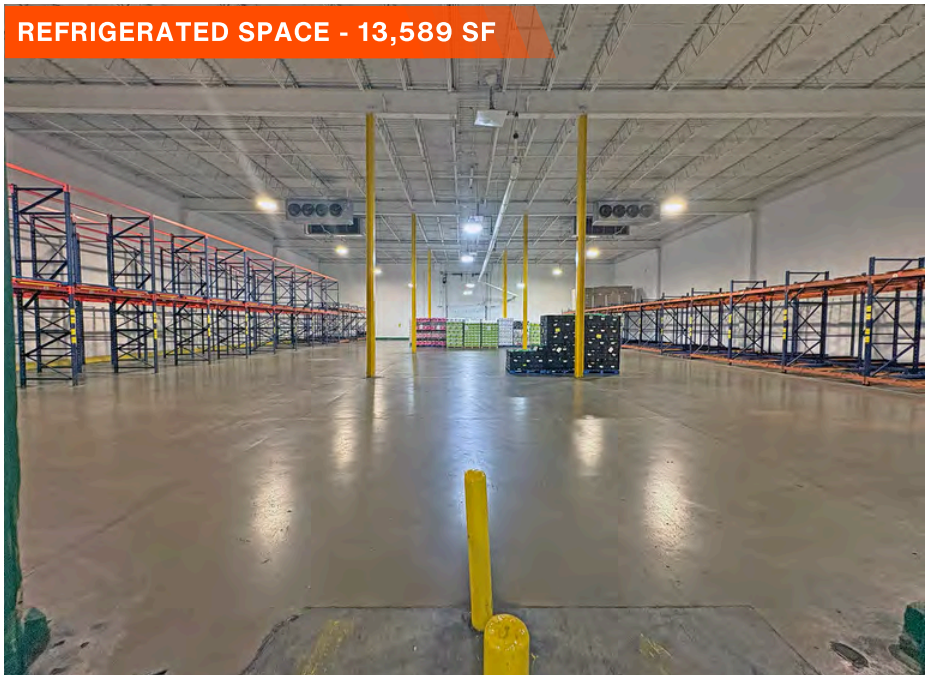
DOCK DOORS - ADJACENT TO COOLER



DRY WAREHOUSE - +/-14,000 SF



REFRIGERATED SPACE - 13,589 SF



REPACK SECTION - +/- 20,000 SF



INDUSTRIAL PROPERTY SUMMARY

7945 OLD HWY 51 N

LISTING # 3268

LOCATION DETAILS:

Parcel #:	04-18-02-309
County:	IL - Union
Zoning:	Industrial

PROPERTY OVERVIEW:

Building SF:	56,250
Vacant SF:	56,250
Usable Sqft:	56,250
Office SF:	3,300
Warehouse SF:	52,950
Min Divisible SF:	56,250
Max Contig SF:	56,250
Lot Size:	12.58 Acres
Frontage:	670
Depth:	1100
Parking Spaces:	35
Parking Surface Type:	Rock
Archeological:	No
Environmental:	No
Survey:	No

STRUCTURAL DATA:

Year Built:	1979
Renovated:	2017
Clear Ht Min:	15
Clear Ht Max:	26
Bay Spacing:	40'x32'
Construction Type:	Steel, Tilt-up (pre-cast concrete)
Roof:	Membrane - 2017
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

FACILITY INFORMATION:

Heat:	Office/Warehouse
AC:	Office
Lighting:	LED
Sprinklers:	None
Insulated:	Yes
Ventilation:	No
Compressed Air:	Yes
Restrooms Men:	Yes
Restrooms Womens:	Yes
Showers:	No
Floor Drains:	No
Cooler Comments:	13,589 SF of cooler space with 26' clear height in cooler. 480 pallet rack positions.

LOADING & DOORS:

Dock Doors:	(6)10'x8' (3)10'x9'
# of Dock Doors:	9
Dock Levelers:	Yes
# Drive In Doors:	5
Drive In Door Size:	(2)14'x12' (1)10'x10' (2)12'x10'

TRANSPORATION:

Interstate Access:	15 miles to IL Rte 13 with connection to I-57

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INDUSTRIAL PROPERTY SUMMARY PG 2

7945 OLD HWY 51 N

UTILITY INFO:

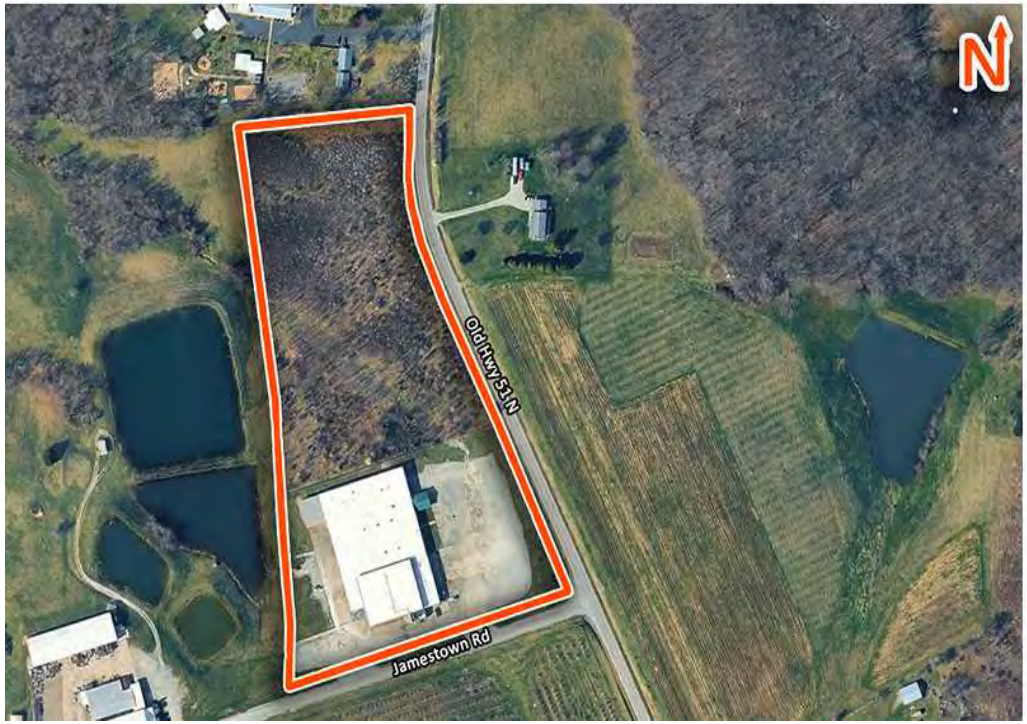
Water Provider:	City of Cobden
Water Location:	On Site
Sewer Provider:	Septic
Sewer Location:	On Site
Electric Provider:	Ameren
Electric Location:	On Site
Voltage Low:	240
Voltage High:	480
Amps:	1000
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	$15,105.50
Tax Year:	2025



SALE INFORMATION:

Sale Price:	$675,000

REPLACEMENT COSTS COMPARISON:

$8,000,000 - $12,000,000 to build new today.

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