FORMER HILLSBORO GLASS PLANT - INDUSTRIAL REDEVELOPMENT

1915 Schram Ave., Hillsboro, IL 62049



- 11 Acres - Rail spurs partially intact with switches removed
- 60,000+/- SF warehouse structure - finish to suit
- Adjacent 100,000 SF warehouse also available for sale
- Finish to Suit: Lease rate quoted upon finish requirements

Sale Price: $500,000
Lease Rate: Negotiable

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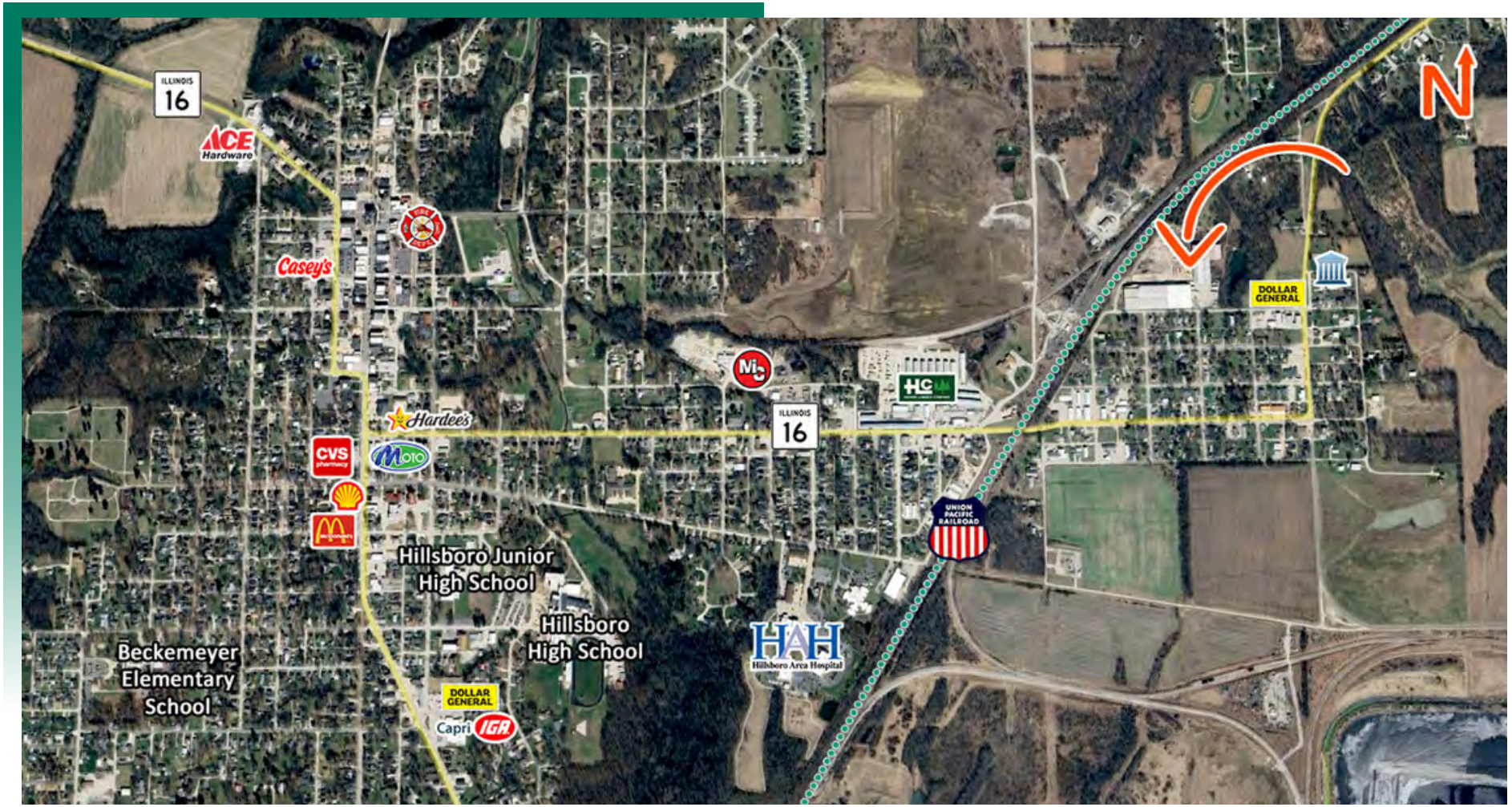
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

1915 Schram Ave., Hillsboro, IL 62049



LOCATION OVERVIEW

1915 Schram Ave. sits within Hillsboro's established east-side industrial corridor, offering prime redevelopment potential on roughly 11 acres of heavy-industrial-zoned land. The former glass plant location provides strong access to local transportation routes and is surrounded by compatible commercial and industrial uses.

INDUSTRIAL PROPERTY SUMMARY

1915 SCHRAM AVE

LISTING # 2467

LOCATION DETAILS:

Parcel #:	17-06-376-015 & 014
County:	IL - Montgomery
Zoning:	Heavy Industrial - Hillsboro

PROPERTY OVERVIEW:

Building SF:	60,000
Vacant SF:	60,000
Warehouse SF:	60,000
Min Divisible SF:	60,000
Max Contig SF:	60,000
Lot Size:	11.0 Acres
Frontage:	2292'
Depth:	1381'
Parking Surface Type:	Rock
Archeological:	No
Environmental:	No
Survey:	No

STRUCTURAL DATA:

Year Built:	1950
Clear Ht Min:	20
Clear Ht Max:	30
Bay Spacing:	Clear Span
Construction Type:	Steel Frame, Metal Exterior
Roof:	Metal
Floor Type:	Reinforced Concrete

FACILITY INFORMATION:

Sprinklers:	Yes
Insulated:	No
Ventilation:	No
Compressed Air:	No
Restrooms Men:	No
Restrooms Womens:	No
Showers:	Yes
Floor Drains:	No

LOADING & DOORS:

# of Dock Doors:	8
Dock Doors:	8'x8'
# Drive In Doors:	1
Drive In Door Size:	20'x20'

TRANSPORATION:

Interstate Access:	I-57 - 11 Miles
Rail Line:	Union Pacific - Adjacent

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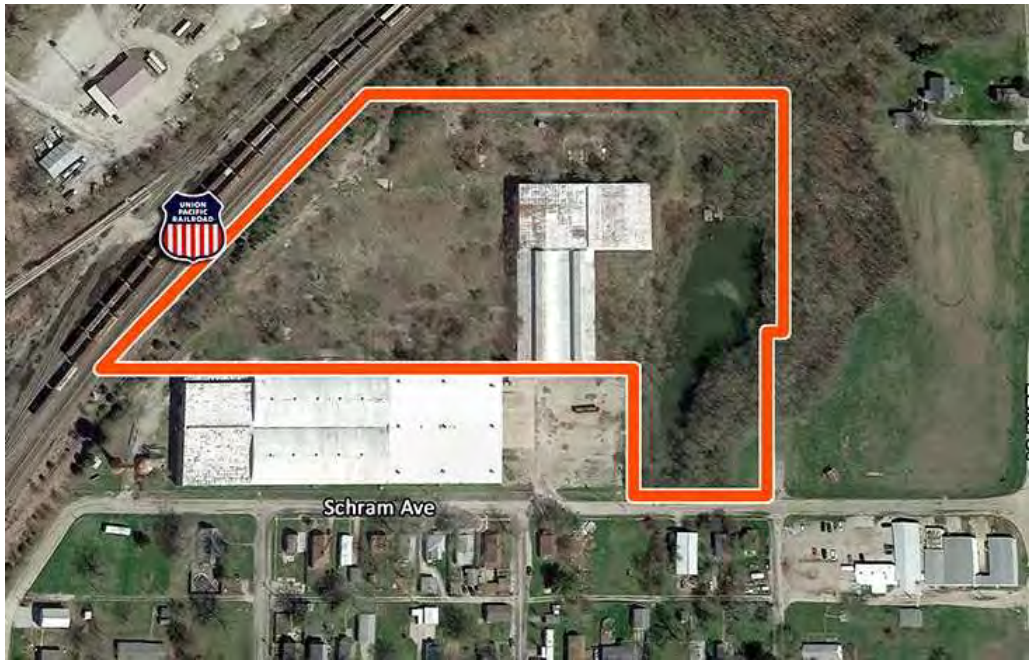
INDUSTRIAL PROPERTY SUMMARY PG 2

1915 SCHRAM AVE

UTILITY INFO:

Water Provider:	City of Schram
Water Location:	On Site
Sewer Provider:	City of Schram
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site



TAX INCENTIVE ZONES:

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

SALE/LEASE INFORMATION:

Sale Price:	$500,000
Price / SF:	$3.33
Lease Rate:	Negotiable

FINANCIAL INFORMATION:

Taxes:	$10,000.00
Tax Year:	2019

PROPERTY DESCRIPTION:

Former Hillsboro Glass Plant on 11 Acres.. 60,000 SF +/- Warehouse – Finish to suit. Adjacent 100,000 SF Warehouse also available for sale. Rail Spurs partially intact with switches removed. Finish to suit: Lease Rate quoted upon finish requirements.

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