

511 Vulcan Dr Effingham, IL 62401

Commercial
6241568

Active
DOM: 1

LP: \$12,500,000
OP: \$12,500,000



Year Built: 1940
Bus Name:
PropSubType: Industrial
Bus Only: Yes
Apx Acres: 19.16
Lot SqFt: 834,610
Apx Lot Dim:
Gross Inc: 1,000,000.00
Net Inc:
Total Exp:
Lake/Name: No

Leased: Yes
Avail for Lse: No
SF Bldg: 380,000
SF Office: 4,400
SF Manuf:
SF Whse: 379,950
SF Other: 0
Tot SF: 0
SF Source: Public Records
Protect Pd:

Tax Information & Legal

County: Effingham
Taxes/Yr: \$35,651/2022
Legal: BLK A, LOT B, LOTS 6-10 BLK 5, ALL BLK 7, LOTS 30-34, BLK 8 LOTS 7-22, BLK 9, LOTS 5 & 6 & LOT 4 EXCEPT E 11FT & W 1/2 LOT 7 BLK 10 BURKE'S SUB & THAT PT OF VACATED RDS EXCEPT TRACT 1 AS RECORDED POS 3573/247 3797/317 3797/310 3782/247 3005/56 27

Tax ID: [0316055115](#)
Tax Exmptn: None

Property Information and Features

Zoning: COM	Water: Public	Sewer: City Sewer	CFD Avail: No
Utility Comp:		Covenants: No	
AltSubTypes: Industrial, Warehouse			
Rd Front: 1,000	Loading Dock: 16	Park Sp: 100	Ceiling Ht:
Levels #: 1.0	Drive-in Dr: 3	OH Doors: 2	OH Door Ht:
Roof: Rubber	Gas Avail: Yes	Gas Av/Mo:	
Landlord Pays: All Utilities		Roof: Rubber	
Electric: 3 Phase	Water: Public	Sewer: City Sewer	
Bsmnt/Found: /Slab		Exterior: Block, Brick	
Bus Type:		Drve Cnst: City Road	
Amenities: Emp Break Room, Management, Parking-On Site			
Heat/Cool/WH: Gas/None/Gas			
Exterior Feat: Business District			

Commercial Lease Information

Remarks

Public: 379,950 Sq Ft. Warehouse on 19.16 Acres. Now fully leased and Nets \$1M Annually. This warehouse is critical to the leading Global Customers it serves. Easy access to I-57 North/South and I-70 East/West. Located in Effingham, IL, a community well known for its work ethic that's second to none. Perfect "1031 Exchange" Opportunity.

Directions: I-57/70 to Effingham, IL take S. Banker St. to West Frederic Ave. turn West and end at Warehouse

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. Matrix.CIBRMLS.com
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