

# AVAILABLE: ±221,667 SF (DIVISIBLE) INTERSTATES &

1 Eagle Court :: Mt. Vernon, IL 62864

**SPECIAL PROPERTIES GROUP**



FOR MORE  
INFORMATION  
PLEASE CONTACT

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## FEATURES

- Available: ±221,667 SF
- Building Size: ±374,442 SF, expandable
- Land Size: 92.34 Acres
- Location: Approximately 80 miles SE of St. Louis
- Existing Office: ±20,160 SF
- Ceiling Height: 28'-34' clear
- Loading: 14 dock-high doors with levelers & seals — multiple dock doors can be added
- Drive-in Doors: 3
- Power: 12,470 Amps | 480/22 Volt
- Rail: CSX rail spur to building, operated by the Evansville Western Railway
- Owned by:  [www.agracel.com](http://www.agracel.com)
- Parking: 200+ spaces
- Pricing: **LEASE RATE: \$2.50/SF NNN**  
**SALE PRICE: \$8,950,000**

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## FEATURES (cont.)

- **Sprinklers:** Fully sprinklered
- **Year Built:** 1978, expanded in 1983
- **Construction:** Steel frame & insulated metal panel exterior walls
- **Lighting:** T-5 motion sensor lighting
- **HVAC:**
  - Forced air heating & cooling in office
  - 4 RUP air direct fire gas heaters serve warehouse
- **Column Spacing:** 40' x 48'
- **Floors:** 6" - 8" reinforced concrete
- **Roof:** Single ply over metal decking, installed in 2004
- **Additional Features:**
  - 160,000 SF leased to a Fortune 200 Food Company
  - Divisible to 40,000 SF
  - Adjacent to Walgreens distribution center
  - Former Anheuser Busch promotional products facility

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CBRE | 190 Carondelet Plaza | Suite 1400 | St. Louis, MO 63105 | 314.655.6000

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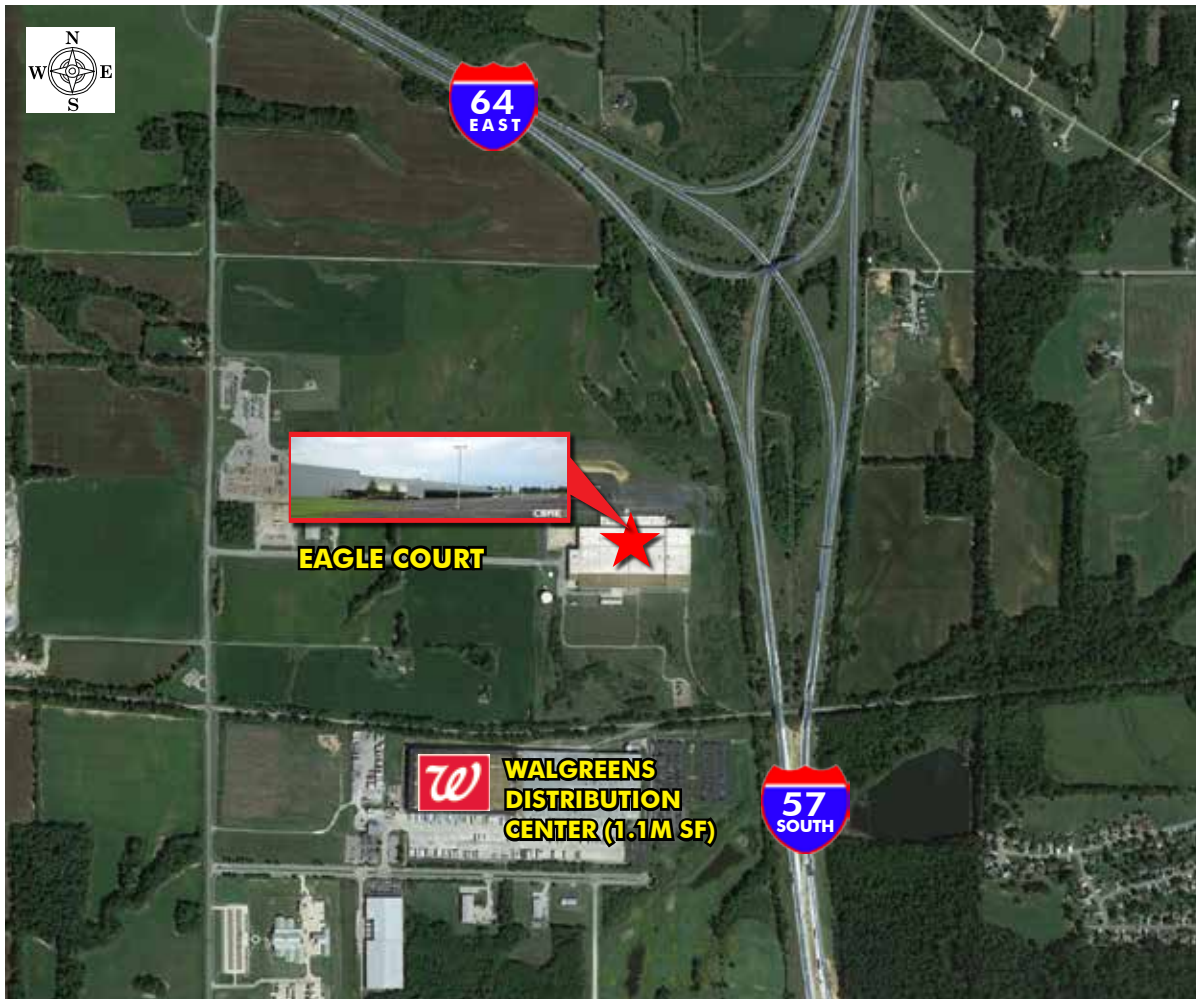
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# AVAILABLE: ±221,667 SF (DIVISIBLE) INTERSTATES 64 & 57

1 Eagle Court :: Mt. Vernon, IL 62864

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## AERIAL



- Strategic location at the intersection of major interstates I-64 & I-57
- Interstate visibility from I-64/I-57 interchange
- Approximately 80 miles southeast of St. Louis

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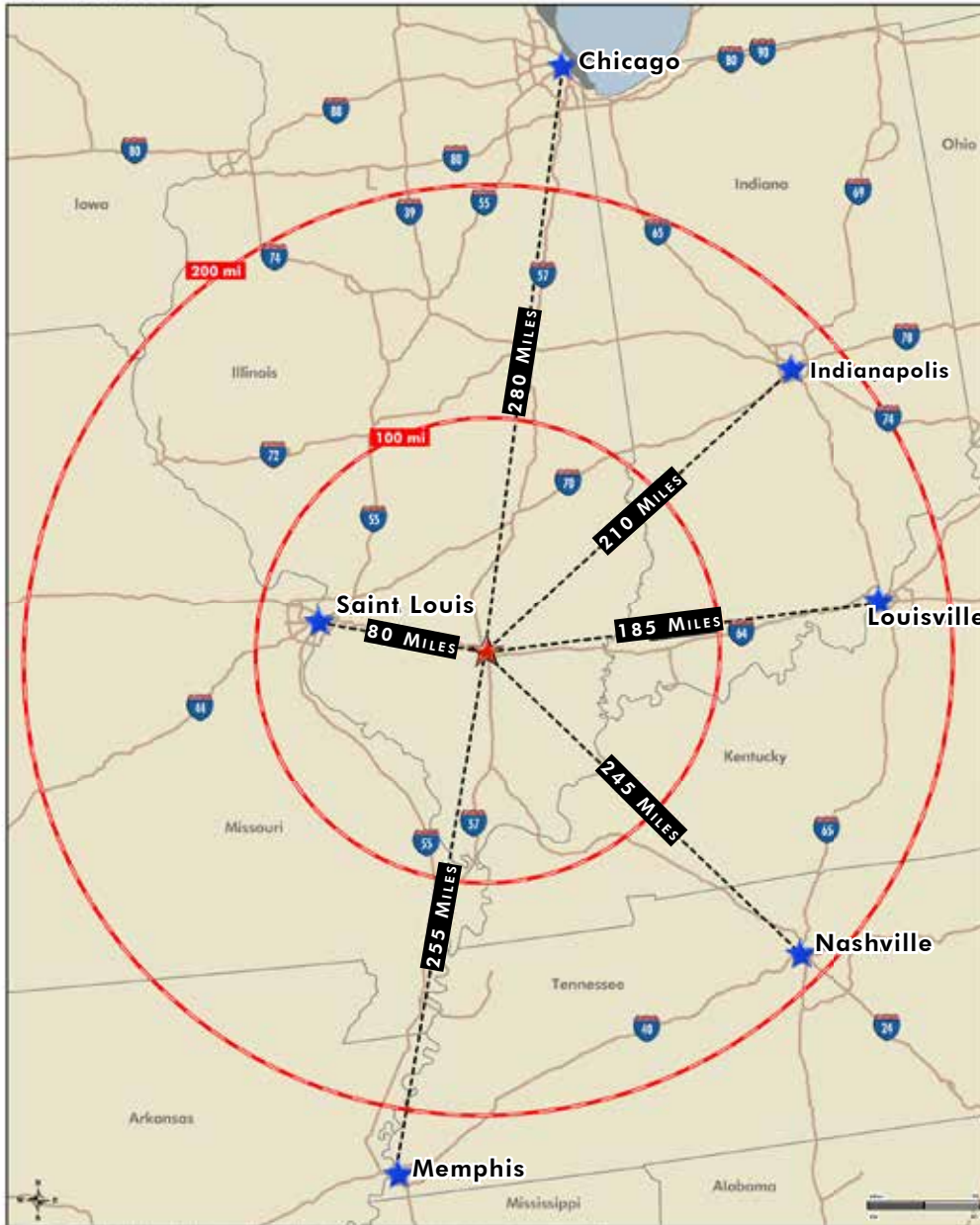
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## DISTANCE TO MAJOR MIDWESTERN CITIES



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