**1525 Herbert St.**  
1525 Herbert St., Mount Vernon, Illinois 62864 - Jefferson County

### Property Details
- **Type of space:** Industrial  
- **Min Size:** 38,000 sqft  
- **Max Size:** 38,000 sqft  
- **Last Updated:** 5/7/2020

### Availability
- **Sale Price:** $500,000.00  
- **For Sale:** Yes

### Building Details
- **Total Building sf:** 38,000 sf  
- **Available sf:** 38,000 sf  
- **Ceiling Height Max:** 20 ft  
- **Ceiling Height Min:** 14 ft  
- **Floor Thickness:** 6”  
- **Drive In Doors:** Yes  
- **Number of Drive in Doors:** 2  
- **Loading Docks:** Yes  
- **Total Floor sf:** 10,101,214 sf  
- **Manufacturing sf:** 34,580 sf  
- **Air Conditioning:** Yes  
- **Heating System:** throughout the facility  
- **Sprinkler:** Yes  
- **Former Tenant:** Fairmont Supply Co. - warehousing  
- **Year of Last Major Renovation:** 1990  
- **Year Built:** 1950

### Amenities
- 30 parking spaces, asphalt surface. Yard space 4.9 acre and 5.2 acres extra land. Dock levelers established, Heating throughout facility, office has air conditioning. The facility is insulated with sprinkler in the front. Light is LED and building has skylights. Men's an Women's restrooms. Former Fairmont Supply warehouse Racking is negotiable.

### Building Description
- Bay spacing 50’ x 25’, building style is Wood Frame & Metal, roof is Built Up & Metal. Exterior is masonry and Metal, floor type is concrete.30 parking spaces, asphalt surface. Yard space 4.9 acre and 5.2 acres extra land. Dock levelers established, Heating throughout facility, office has air conditioning. The facility is insulated with sprinkler in the front. Light is LED and building has skylights. Men's an Women's restrooms.

### Site Details
- **Contiguous Acres Available for Development:** 5.2 acres  
- **Current Use:** warehouse  
- **Parcel:** Total Acres: 10 acres

### Transportation
- **Nearest Airport:** Mt. Vernon Outland Airport  
- **Distance to Airport:** 3.5 miles  
- **Parking:** Yes  
- **Type of Parking:** Asphalt  
- **Number of Parking Spaces:** 30
Utilities

**Electric Service:** Yes  
**Electric Service Provider:** Ameren Illinois  
**KVA:** 800  
**Voltage:** 10  
**Phase:** 3  

**Natural Gas Service:** Yes  
**Natural Gas Provider:** Ameren Illinois  
**Natural Gas Line Size:** 2" in  

**Sewer Service:** Yes  
**Sewer Provider:** City of Mt Vernon  
**Sewer Line Size:** 8" in  

**Water Service:** Yes  
**Water Service Provider:** City of Mt Vernon  
**Water Line Size:** 8" in  

**Hi-Tech Infrastructure:** AT&T  
**Telecom:** Yes  
**Telecom Provider:** Clearwave Communications

Other

**Zoning:** Light Industrial  
**Flood Plain:** No

Contacts

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**City:** Mount Vernon

Description

2 buildings totaling 38000 SF, situated on 10 aces. Facility has 5 dock doors and 2 drive-in doors. 3 phase electric; 800 amp; 120-240v electric service. Facility is located 2.5 miles to I-57 & I-64. Building 1 has 18000 total SF includes 3,420 SF of Office Space. Building is sprinkled and has 14' Clear Ceiling Height. This building is equipped with (4) 8' x 20' Dock Doors and (1) 10' x 10' Drive In Door.

Building 2 has 20,000 total S. This Building has 20' Clear Ceiling Height and is equipped with (1) 8'x 10 Dock Door and (1) 12' x 14' Drive in Door.