

FOR SALE

100 Trowbridge Rd

PRICE REDUCTION: \$1.9 MILLION

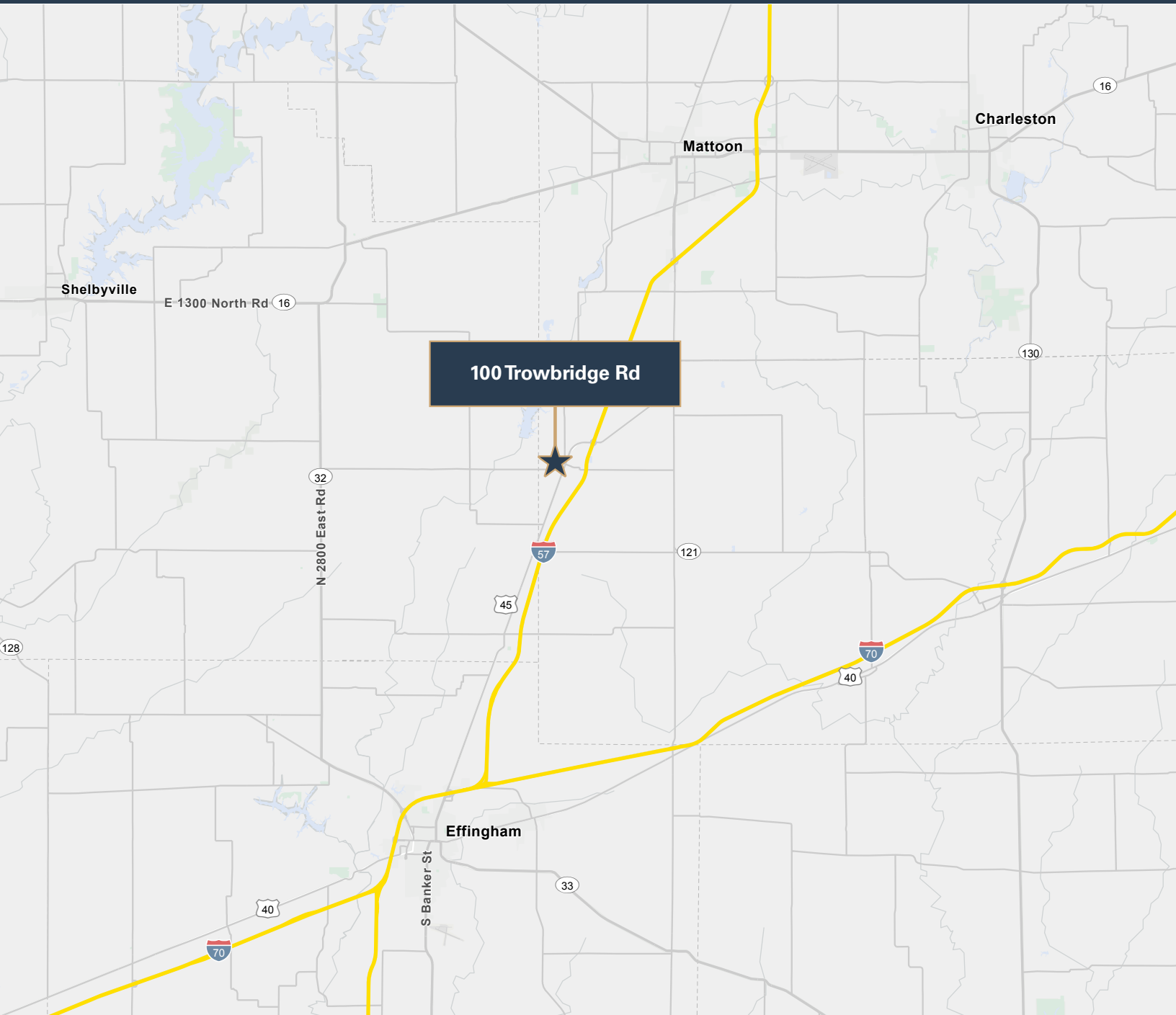
Neoga, IL 62447
66,175 SF Available



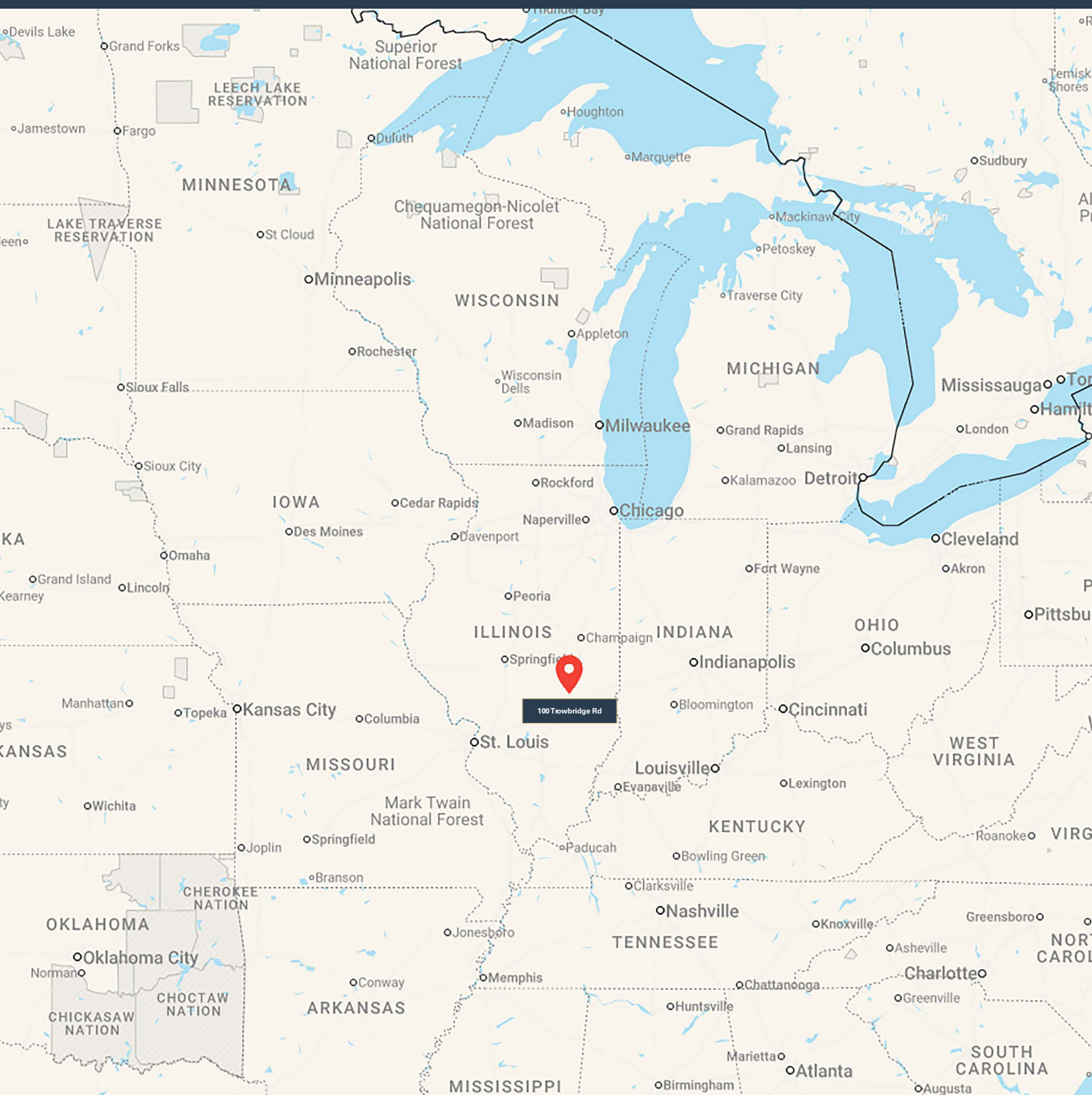
NEWMARK

LOCATION DESCRIPTION

The property is located on the South end of Neoga, IL in the northern part of Cumberland County, Centrally located in heart of the Midwest. Situated along the I-57 corridor, approximately halfway between Champaign (north) and Effingham (south). It is roughly 15-20 minutes north of Effingham and 15-20 minutes south of Mattoon/Charleston.



CENTRAL MIDWEST LOCATION



PROPERTY DESCRIPTION

Coldwell Banker Commercial Devonshire Realty (CBCDR), in partnership with Newmark, is pleased to present for sale this manufacturing and warehouse facility located at 100 Trowbridge Road in Neoga, Illinois.

The Original building was constructed in 1986 and contains 25,300 square feet. The property has long been owned and operated by Kern Manufacturing, which specializes in textile-related manufacturing and distribution. In 1998, a 40,875 square foot addition was constructed to support expanded warehouse operations. The entire facility totals 66,175 square feet and is situated on 7.192 acres. The building is fully conditioned, features multiple dock positions, and is equipped with a wet sprinkler system.

The original building is comprised of three primary sections: office (4,240 SF), production (9,010 SF), and warehouse (12,000 SF).

The office area includes three to four private offices, an open work area, reception area, restroom bank, and a large break/training room. The production area offers 9'–11' clear heights and is currently configured for “smalls” distribution operations. The warehouse section provides 18' clear heights, one (1) dock door, and one (1) drive-in door. The original facility is served by 1,000 Amp, 240V, 3-Phase electrical service.

The 1998 addition (40,875 SF) consists of a wide-open warehouse layout with 23'9" to 25'9" clear heights and 25' x 50' column spacing, allowing for efficient storage and distribution operations. This portion of the building includes three (3) dock doors located on the southeast side of the facility and is supported by an additional 1,000 Amp, 240V, 3-Phase electrical service. The connector section between the original building and the addition includes four (4) restrooms.



BUILDING SPECIFICATIONS



66,175 SF Total



Wet sprinklers



**25,300 SF (1986)
40,875 SF (1998)**



**4 Docks
Exterior**



Clear Height
9' – 11' – production area,
18' – 25'9" – warehouse



1 Drive-In Door



7.192 Acres



**1,000 amp, 240v,
3 phase**

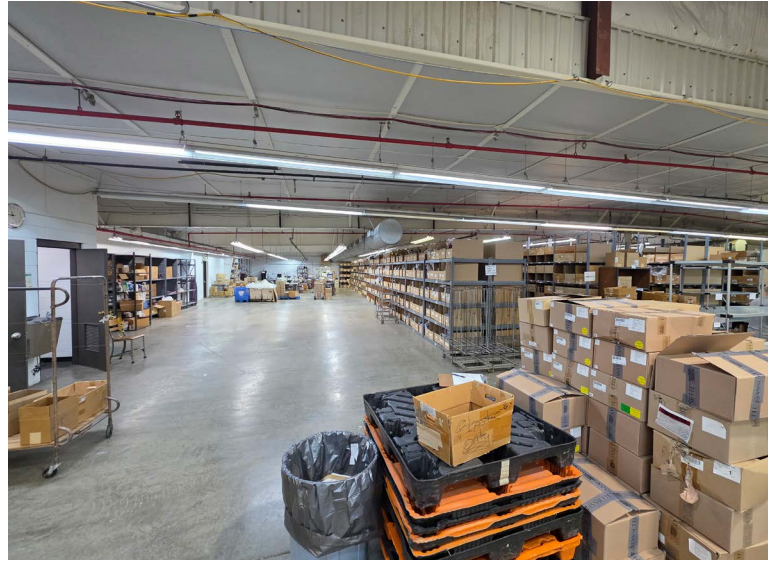


Fully air conditioned

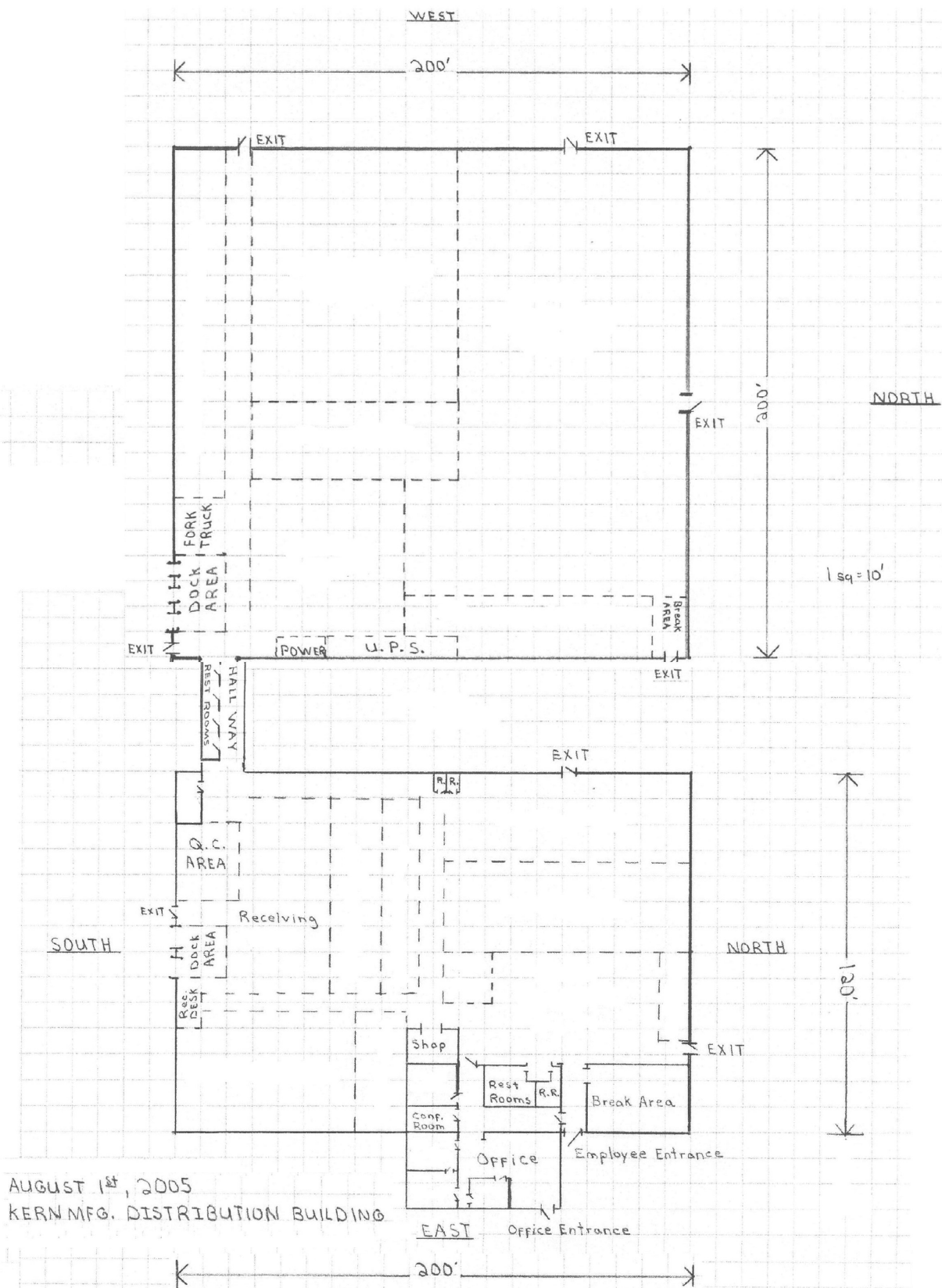


Price Reduction
~~\$2.1 Million~~
\$1.9 Million

INTERIOR



FLOOR PLAN



SITE PLAN





FOR SALE

100 Trowbridge Rd

Neoga, IL 62447

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NEWMARK