



125 W. Barlow Road

is being offered at

\$6 / SF / YR

EXECUTIVE SUMMARY

This large commercial property was formerly Lane Transport and is located in Farmington, IL on Rte. 116. There are many potential uses with the facility and land as it's located in the Farmington Commercial TIF district and qualifies for many redevelopment incentives. The building is also available for sale at \$425,000. The lease is a modified gross lease with tenants paying for utilities and common area maintenance. The lease includes two connected buildings on 2.2 acres – the first building is a steel frame 11,534 Sq. Ft. with 1,225 of office space, mostly open warehouse space, and a heated shop area with internal and external overhead doors. The second building is a 3,552 Sq. Ft. pole barn added in 2014 that features two large overhead doors and 8" concrete floors. The buildings are connected through a large walkway. There is 3-phase 480 electric in the large building and a small sub panel in the pole building. The office space features 3-4 offices, 2 restrooms, updated AC and furnace, and the warehouse space has an additional restroom. The roof was painted and sealed in 2019. Clearspan height in the warehouse is approximately 14'5". The main building includes 9 level dock doors.

LISTING METRICS

15,086
 TOTAL BLDG SF

2.2
 TOTAL LOT ACRES

2
 # BUILDINGS

9
 # DOCK DOORS

Modified Gross
 LEASE TYPE

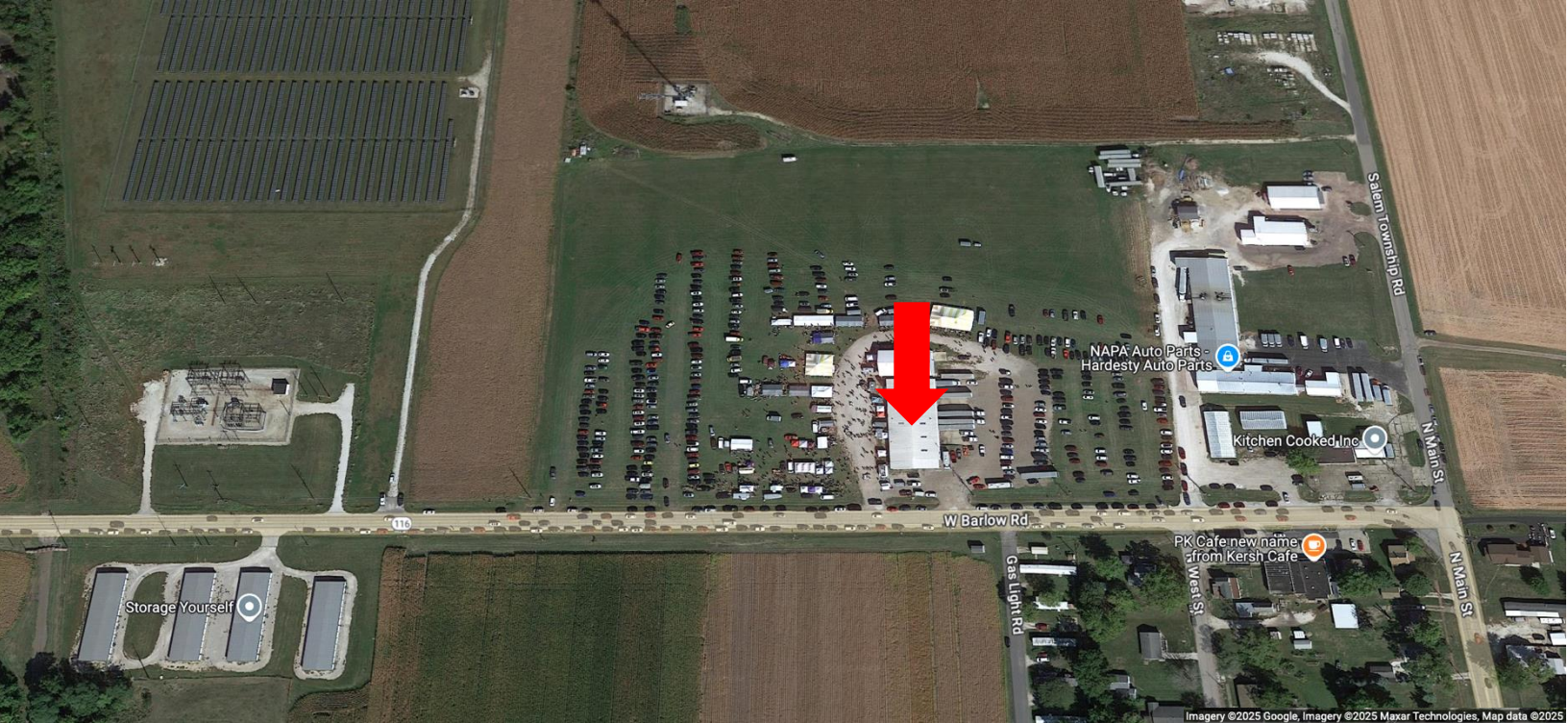
** There are additional contiguous parcels of commercial land that could be leased.

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PROPERTY DETAILS

ADDRESS	125 W. Barlow Road
CITY / STATE / ZIP	Farmington, IL 61531
COUNTY	Fulton
PARCEL ID(s)	05-04-02-202-003
LOT ACRES	2.20
PROPERTY TYPE	Industrial
# of BUILDINGS	2
BUILDING SF	15,086
STORIES	1
TIF INCENTIVE	Farmington Commercial TIF District
TAXABLE VALUE	\$98,630
TAX CODE	05009
TAX RATE	9.5898%
TAX AMOUNT '23	\$9,458



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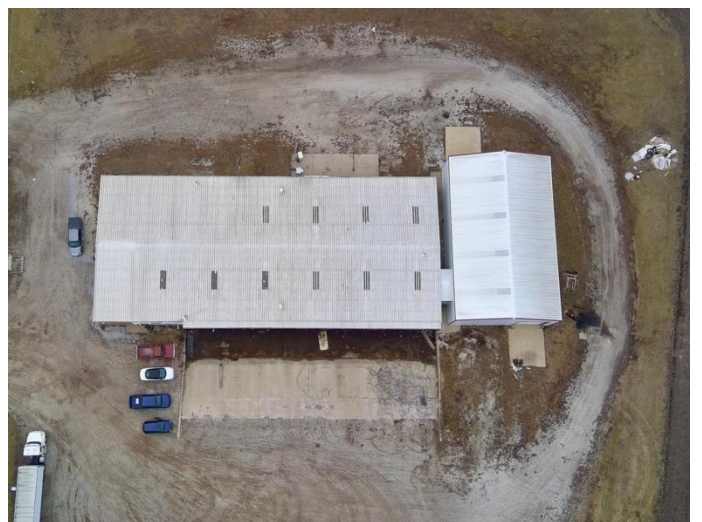
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EXTERIOR PHOTOS



Mike O'Bryan

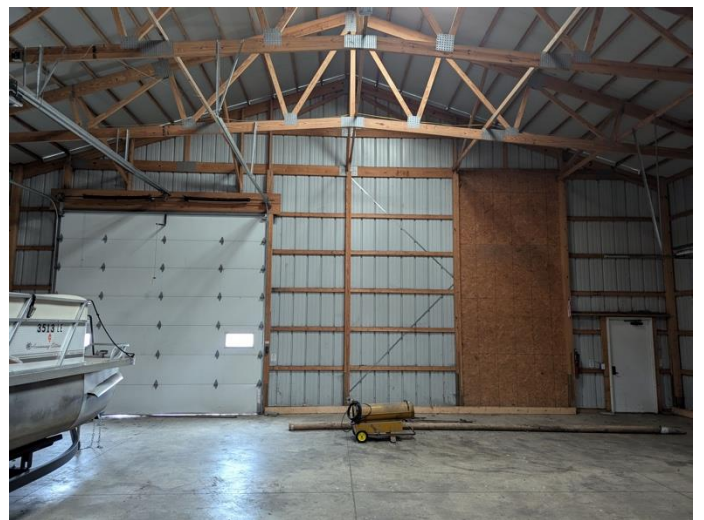
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PHOTOS



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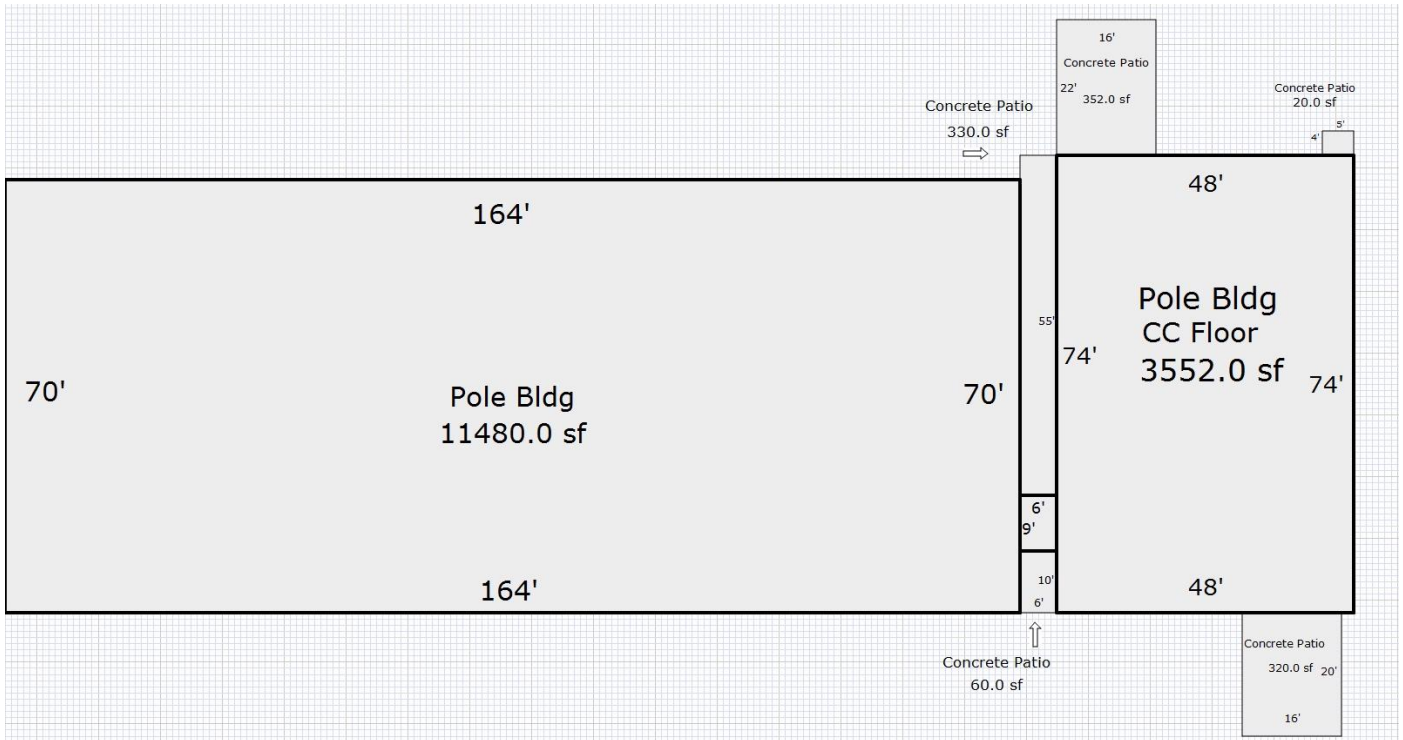
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GIS SKETCH / FLOORPLAN



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