



## 125 W. Barlow Road

is being offered at

# \$425,000

### 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 lease at \$6 psf gross + utilities. The sale 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.

\*\* There are additional contiguous parcels of commercial land that could be purchased additionally (not included in the sale price).

### LISTING METRICS

**15,086**  
TOTAL SF

**2.2**  
TOTAL LOT ACRES

**\$28**  
PRICE / SF

**\$193,182**  
PRICE / ACRE

**2**  
# BUILDINGS

**9**  
# DOCK DOORS

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## PROPERTY DETAILS

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



Mike O'Bryan

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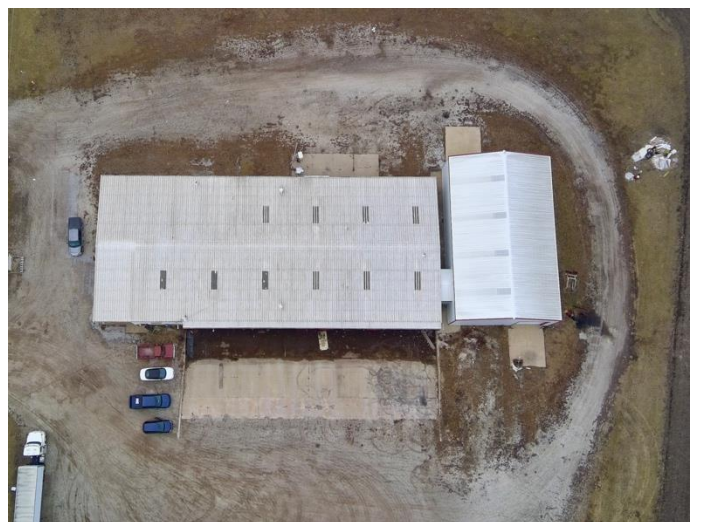
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EXTERIOR PHOTOS



Mike O'Bryan

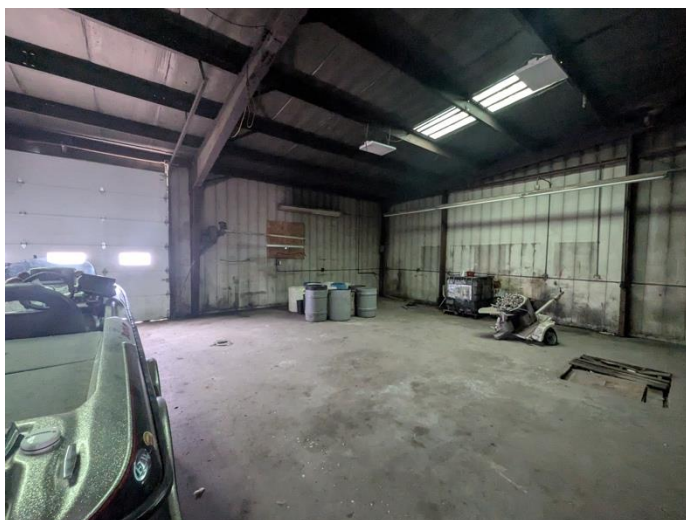
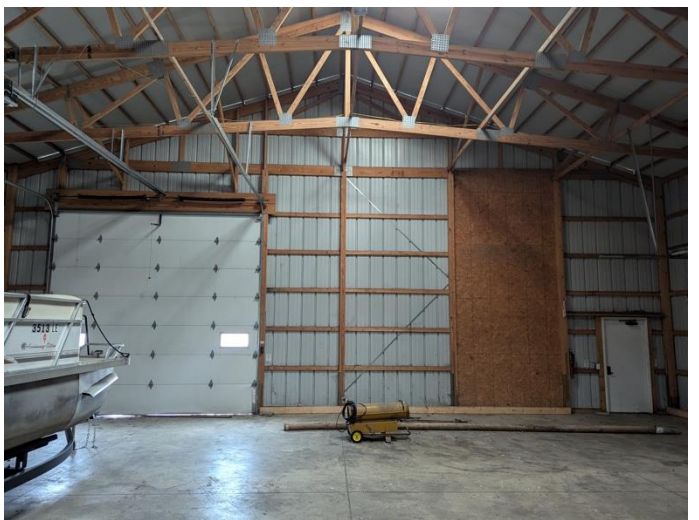
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PHOTOS



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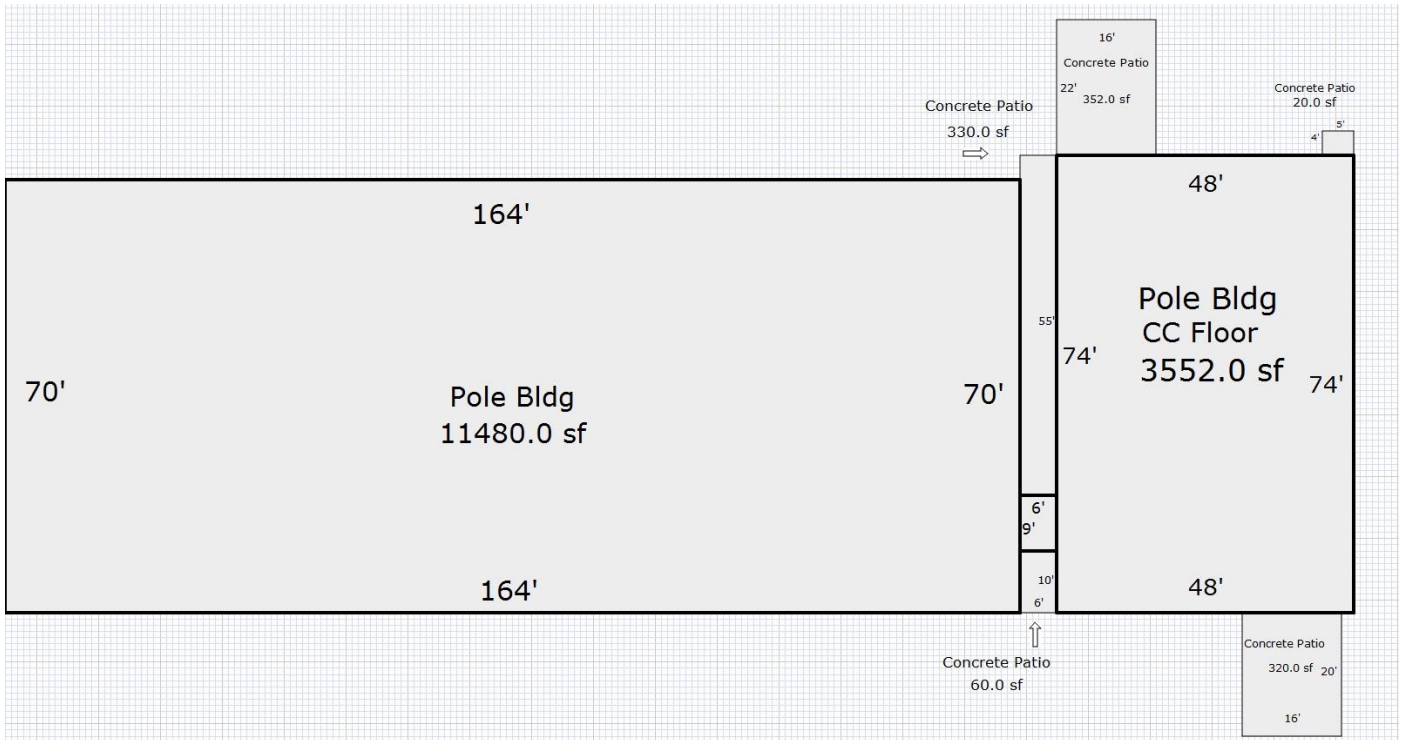
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## GIS SKETCH / FLOORPLAN



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