



**WEBER REALTY**

116 S DOUGLAS ST., P.O. BOX 8578  
ROBINSON, IL 62454  
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[www.weberir.com](http://www.weberir.com)

**Showing Instructions:**

Please call Amy or Taylor for an appointment.

<b>Property Type</b>	Commercial
<b>Basement</b>	Partial
<b>Foundation</b>	Poured
<b>Exterior</b>	Concrete
<b>Roof</b>	Flat (1993)
<b>Size of Lot</b>	185x260' (combined)
<b>Heat</b>	FA (gas, overhead)
<b>Air Cond.</b>	CA
<b>Approximate Age</b>	1977
<b>School Dist.</b>	Robinson
<b>Water</b>	City
<b>Sewer</b>	City
<b>Taxes paid 2018</b>	\$9991.30 (both parcels)
<b>Tax I.D.</b>	05-4-34-030-018-000 05-4-34-030-019-000



<b>Key</b>	No lockbox- key at office
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<b>Property Address:</b>	408 S Webster St, Robinson
<b>Owner:</b>	David R Smith
<b>Listing Price:</b>	\$350,000
<b>Listed by:</b>	Amy Stone & Taylor Skidmore

**REMARKS:**

Cold storage commercial building for sale with approx. 30,000 sq. ft.! This building has a lot of storage and a potential for many options with 5 potential offices, 2 locker rooms, break area, production room, bulk cooler and large freezer with movable partitions! The freezer alone can hold 22 semi truck loads! Don't miss out on this great investment!

<b>Main Floor</b>	18,813 sq ft.
<b>Basement Floor</b>	4,300 sq ft.
<b>Second Floor</b>	4,300 sq ft.
<b>Loading Dock</b>	2,555 sq ft.
<b>Total</b>	<b>29,968 sq ft.</b>

**Total freezer capacity-** 86,000 cu. Ft. (Replaced in 2015, ran for 2 years)  
**Total cooler capacity-** 68,000 cu. Ft.  
*Additional coolers in basement.*

**Building size: 185'x115.5'**

<b>Floors</b>	Main Level- concrete Basement- concrete 2nd floor- wood
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**Walls**- brick or aluminum  
**Roof**- Flat (1993)  
**Ceiling Height**- main floor 20'

<b>Freight elevator-</b>	2 ton capacity
<b>Loading Dock-</b>	4 doors (2 load levelers)
<b>Heating -</b>	Gas (overhead)
<b>Cooling-</b>	42 ton low temp. for freezers 39 ton med. Temp. for coolers 25 ton for production room 8 ton for offices

**Land**- 6 city lots (185'x260')  
**Zoned**- BD-1, Light industrial  
**Utilities**- All city services  
Central Illinois Public Services Co.  
3- phase/ 1600 amp.  
4- 400 amp. Mains

