



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Industrial Cold Storage & Distribution Facility for Sale - Barry, IL

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



PROPERTY ADDRESS:

1 Rooster Way
Barry, IL 62312

PRICE: \$899,000

ACRES: 2.51±

COUNTY: Pike

PROPERTY HIGHLIGHTS:

- Commercial building with 27,600 sq ft.
- Location near interstate 36/72
- 2.51 Acres
- Cold storage infrastructure
- Office space
- Restrooms and break room
- Dock access
- Incentives & development potential
- Supportive commercial community & amenities available

PROPERTY DESCRIPTION:

Strategically located along Interstate 72 in western Illinois, this 27,600± square foot cold storage and distribution facility offers excellent regional access, core infrastructure in place, and multiple business incentive eligibility options. Located between Quincy and Springfield and just 110 miles from St. Louis, this facility is well positioned for logistics, warehousing, food production, or specialty processing.

Location & Accessibility

- Directly off I-72 with high visibility and immediate interstate access
- 32 miles to Quincy, 75 miles to Springfield, 110 miles to St. Louis
- Located in a designated TIF District within a commercial industrial park
- Neighboring an Illinois Department of Transportation maintenance yard



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Facility Features

- 27,600± square foot warehouse, office, and cold storage facility
- Built in 1998 and owner-occupied since construction
- Sits on 2.51± acres with over 60,000 square feet of paved parking on three sides
- Includes cold storage infrastructure, office spaces, restrooms, break room, and dock access
- Efficient layout suitable for warehousing, processing, or repurposing

Utilities & Infrastructure

- City water and sewer
- Natural gas service
- Believed to be 800-amp Ameren-delivered electrical service
- Fiber internet on-site

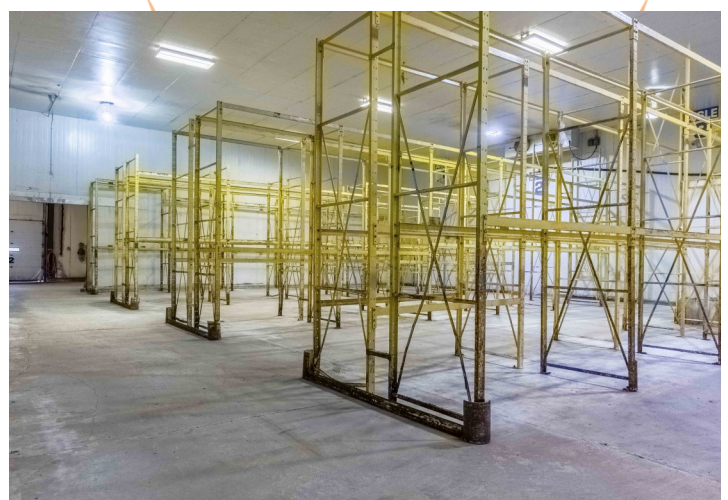
Community & Amenities

- Surrounded by supportive commercial services: fuel/convenience stops, groceries, restaurants, banks, auto repair shops
- Located in a community with access to labor, services, and freight routes

Incentives & Development Potential - This property comes with multiple current and potential economic advantages:

- Located within a Tax Increment Financing (TIF) District
- Enterprise Zone is across I-72 and can be extended to this site if a qualifying project is proposed
- Not located in an Opportunity Zone
- Eligible for New Market Tax Credits (NMTC)
- Located in an SBA-qualified HUBZone, which may offer federal contracting advantages. These incentives create a powerful environment for operators looking to reduce capital outlay and leverage local/state/federal programs to establish or expand operations.

This facility offers an attractive combination of location, infrastructure, flexibility, and potential incentive eligibility. It's move-in ready for many industrial users and presents an ideal footprint for businesses looking to serve western Illinois, eastern Missouri, and beyond.



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals



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