

MULTI-MODAL BARGE TERMINAL

1801 BROADWAY ST, MARSEILLES, IL 61341

FOR SALE

DAN MALOOF

309.693.3000
dan@malooofcom.com



FOR SALE

MULTI-MODAL BARGE TERMINAL

1801 BROADWAY ST, MARSEILLES, IL 61341



PROPERTY HIGHLIGHTS

- ±70 Acre multi-modal barge/rail to truck storage and processing terminal with dry and liquid docks
- Administrative office, maintenance shop, and specialized storage warehouses totalling ±44,000 sq. ft.
- Facility includes (2) NH₃ tanks, (4) UAN tanks, (2) NH₃ compressor buildings, & (4) dolphin piers
- (2) lagoons, cement pond, secondary containment for NH₃ tanks, & pumphouses (site well & river water)
- Additional information & pictures available upon request

OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	69.69 Acres

DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
Total Households	4,098	4,547	14,311
Total Population	10,152	11,274	33,838
Average HH Income	\$96,268	\$98,542	\$93,665

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- 1: Dry storage and loadout
- 2: Office
- 3: Bag Warehouse (Storage)
- 4: UAN loadout building
- 5: Maintenance Shop
- 6: "B" NH3 compressor building
- 7: "A" NH3 compressor building
- 8: Condenser building
- 9: Site well pumphouse
- 10: River water pumphouse
- 11: dry dock
- 12: Liquid dock control shed
- 13: Liquid dock air compressor shed
- 14: Liquid dock
- 15: Electrical Sub Station
- 16: TK-01 NH3 tank
- 17: TK-02 NH3 Tank
- 18: UAN Tank T-32
- 19: UAN Tank T-44
- 20: UAN Tank T-43
- 21: UAN Tank T-30
- 22: Cement Pond
- 23: Lagoon 1
- 24: Lagoon 2
- 25: Secondary Containment for NH3 tanks
- 26: UAN MCC
- 27: NH3 loadout area



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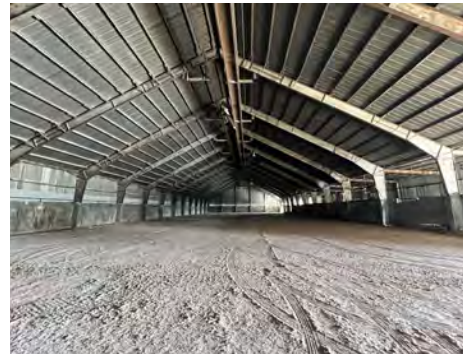
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MALOOF
COMMERCIAL
Real Estate Company

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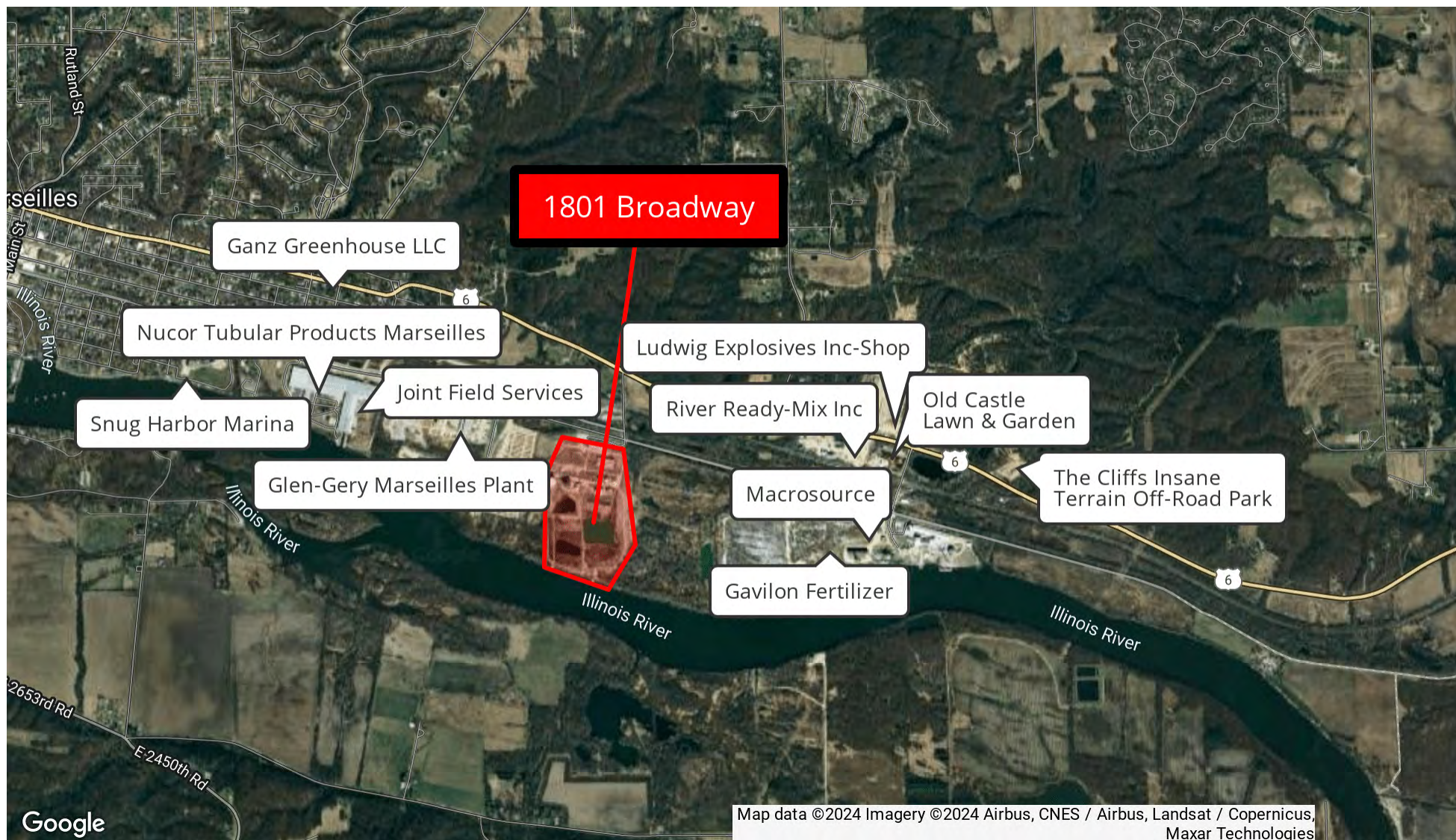
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