

301 E Tempco Ave Robinson, IL 62454

****NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY****

Commercial Active Delayed Marketing Y/N: LP: \$800,000
 MLS#: 6257972 DOM: 1 OP: \$800,000



Year Built: 1940	Leased: No
Bus Name:	Avail for Lse: No
PropSubType: Industrial	SF Bldg:
Bus Only:	SF Office: 3,250
Apx Acres: 2.53	SF Manuf:
Lot SqFt: 110,172	SF Whse:
Apx Lot Dim:	SF Other: 67,950
Gross Inc:	Tot SF: 0
Net Inc:	SF Source: Public Records
Total Exp:	Protect Pd:
Lake YN: No	

Tax Information & Legal

County: Crawford **Tax ID:** [05-4-34-011-008-000](#)
Taxes/Yr: \$21,241/2024 **Tax Exmptn:** None
Legal: STILLWELL FIRST ADDN S 20' LOT 4 + LOT 7

Property Information and Features

Zoning: IND	Water: Public	Sewer: City Sewer	CFD Avail: No
Utility Comp:		Covenants: No	
Rd Front: 192	Loading Dock: 8	Park Sp: 20	Ceiling Ht:
Levels #: 1.0	Drive-in Dr: 0	OH Doors: 15	OH Door Ht:
Landlord Pays: None		Roof:	
Electric:	Water: Public	Sewer: City Sewer	
Bus Type:		Drve Cnst: Asphalt, Gravel	
Amenities: Emp Break Room, Emp Kitchen, Parking-On Site			
Heat/Cool/WH: Electric, Forced Air/Window, Other/Gas			

Remarks and Showing Instructions

Public: This versatile industrial property offers a prime opportunity for a wide range of business operations. Situated on a sizable lot, the site is well-suited for manufacturing, warehousing, distribution, or investment purposes. The facility features a functional layout that includes dedicated office space—ideal for administrative operations or client-facing needs—alongside expansive warehouse or production areas. Multiple loading docks provide efficient logistics and ease of shipping and receiving, making this property especially attractive for businesses with transportation or distribution demands. With ample room for equipment, inventory, and potential expansion, the property is designed to support both current operations and future growth. Whether you're an owner-operator or investor, this property presents a valuable opportunity combining flexibility, accessibility, and strong commercial potential. Eight parcels included in sale.

Agent: Eight parcels included in sale: 05-4-34-011-008-000 (main facility), 05-4-34-011-009-000 (~0.28 acres N of main), 05-4-34-011-011-000 (~1.36 acres S of main), 05-4-34-011-010-000 (drive to access), 05-4-34-011-007-001 (~0.02 acres W of main), 05-4-34-011-015-000 (704 N. Rector Ave), 05-4-34-011-016-000 (702 N. Rector Ave), 05-4-34-011-016-001 (~0.06 acres E of 702 N. Rector) NINTH PARCEL AVAILABLE FOR ADDITIONAL COST: 05-4-34-011-077-000 (~8 wooded acres E of main)

Show Instructions/Lockbox: Call for appointment.

Listing Information

List Office: United Country Burke Auction and Realty (19)	Owner Name: Tempco Products Co	List Date: 04/09/2026
Office Phone: (618) 592-4200		Expire Date: 04/01/2027
List Agent: Bill Burke (359500545)	2nd Owner:	
Phone: (618) 592-4200	Ag Owned: No	
List Type: Excl Rt To Sell		
Possession: At Close		