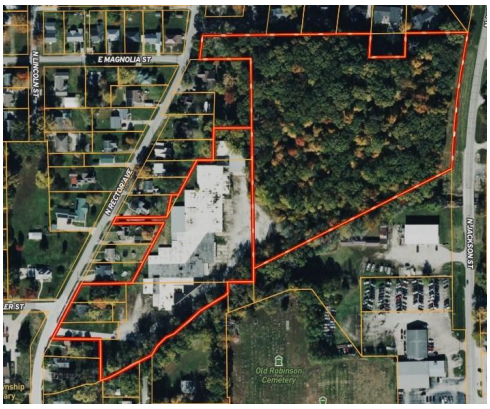
United Country Burke Auction and Realty
National Marketing, Local Expertise
Office Ph: 618-592-4200
6451 E. 1050th Ave.
Robinson, IL 62454

301 E Tempco Ave Robinson, IL 62454

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

Commercial	Active	**Delayed Marketing Y/N:**	**LP:** $700,000
MLS#: 6257972	**DOM:** 224		**OP:** $800,000



Year Built:	1940	**Leased:**	No
Bus Name:			
PropSubType:	Industrial	**Avail for Lse:**	No
Bus Only:		**SF Bldg:**	
Apx Acres:	2.53	**SF Office:**	3,250
Lot SqFt:	110,172	**SF Manuf:**	
Apx Lot Dim:		**SF Whse:**	
Gross Inc:		**SF Other:**	67,950
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			**# Restrooms:**			
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. This property is selling by sealed bid auction. Please visit burkeauctionrealty.com for more information.

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

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. Matrix.CIBRMLS.com
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