

## Office/Warehouse Space for Lease

15 Industrial Dr, Mt. Vernon, Illinois 62864  
Jefferson County

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### Property Description

#### Office/Warehouse Building

50,000 SF Office/Warehouse Building with 40,000 SF for lease. The building is located on Industrial Drive in Mt. Vernon with excellent access to I-64.

Space consists of 3 dock doors, 3 drive-in doors and 500 SF of office space.

**Lease Rate: \$3.50/SF, Gross**

#### Basic Details

Listing No:	2528
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	50,000 Sqft.
Total Sqft Available:	40,000 Sqft.
Lease Rate:	\$3.50 Per Sqft
Lease Type:	NNN

#### Square Foot Information

Building Total Sqft:	50,000 Sqft.
Total Sqft Available:	40,000 Sqft.
Direct Lease:	40,000 Sqft.
Office:	500 Sqft.
Warehouse:	39,500 Sqft.
Min Divisible Sqft:	10,000 Sqft.
Max Contiguous Sqft:	50,000 Sqft.

## Facility Information

Truck Dock:	3
Truck Dock Size:	8'x9'
Dock Levelers:	Yes
Capacity:	30,000#
Drive-In Doors:	3
Drive-In Door Size:	12'x14'
Heating:	Gas Unit Heaters
Insulated:	Yes
Sprinklers:	Yes, Dry System in Parts
Lighting:	Metal Halide
Men's Restroom:	Yes
Women's Restroom:	Yes
Yard:	Minimal
Extra Land:	Minimal

## Structural Data

Year Built:	1980
Clearance Min:	18 ft
Clearance Max:	21 ft
Bay Spacing:	25 ft
Style:	Metal Building
Roof:	Screw Down Metal
Exterior:	Metal
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	6"
Floor Drains:	Yes

## Utility Information

Water Provider:	Ameren
Water Provider Location:	In Building
Sewer Provider:	City of Mt. Vernon
Sewer Provider Service:	6"
Gas Provider:	Ameren
Gas Provider Location:	In Building
Electric Provider:	Ameren
Electric Provider Location:	North Wall
AMPS:	1200 KVA
Phase:	3

## Property Information

Parcel No:	11-05-377-005
Zoning:	Industrial
Zoning By:	City of Mt. Vernon
Prior Use:	Manufacturing/Warehouse
Parking:	20
Parking Surface Type:	Gravel

## Land Measurements

Acres:	3.39 Acre(s)
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## Transportation

Interstate:	Direct access from Exit on I-64/57 two miles
Rail:	No
Barge:	No
Airport:	2 Miles