

## 42,500 SF - 103,125 SF Crane Served Warehouse for Lease

1001 College St, Madison, Illinois 62060  
Madison County

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### Basic Details

Listing No:	2558
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Industrial - Crane Served, Industrial - Rail Served
Building Size (Sqft):	1,346,270 Sqft.
Lot Size (Acres):	1 Acre(s)
Total Sqft Available:	103,125 Sqft.
Lease Rate:	\$3.50 Per Sqft
Lease Type:	NNN

### Address

Country:	US
State:	IL
County:	Madison
City:	Madison
Zipcode:	62060
Street Number:	1001
Street:	College
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	1,346,270 Sqft.
Total Sqft Available:	103,125 Sqft.
Warehouse:	103,125 Sqft.
Min Divisible Sqft:	42,500 Sqft.
Max Contiguous Sqft:	103,125 Sqft.

### Facility Information

Truck Dock:	4
Truck Dock Size:	Interior
Dock Levelers:	Yes
Drive-In Doors:	1
Drive-In Door Size:	14'x14'
Overhead Cranes:	Yes
Overhead Crane Size:	10 Ton

Heating:	Partial Warehouse/All Offices
Cooling:	Offices Only
Lighting:	LED
Skylights:	Yes
Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes

## Property Information

Parcel No:	See Brochure
Zoning:	Industrial
Zoning By:	City of Madison
TIF:	Yes
Survey:	Yes
Environmental:	Yes
Parking:	20
Parking Surface Type:	Asphalt, Rock & Concrete

## Structural Data

Year Built:	1946
Rehab Year:	2022
Clearance Min:	24 ft
Clearance Max:	60 ft
Bay Spacing:	Clear Span
Style:	Steel Frame
Roof:	Concrete Roof Panel
Exterior:	Metal
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	16"
Floor Drains:	Yes

## Land Measurements

Acres:	1 Acre(s)
Frontage:	150 ft
Depth:	435 ft

## Utility Information

Water Provider:	Illinois American
Water Provider Location:	On Site
Sewer Provider:	Granite City Waste Water Treatment
Sewer Provider Location:	On Site
Gas Provider:	Spire
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	34.5 KVA
Phase:	3
Low Volts:	240
High Volts:	480

## Transportation

Interstate:	I-70 (3.1 Miles)
Rail:	Terminal Rail Served Site
Barge:	Americas Central Port (1/4 Mile)
Airport:	St. Louis Lambert International (14 Miles)