

## 112,584 SF Manufacturing Facility for Lease

2510 Franklin St, Carlyle, Illinois 62231  
Clinton County

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### Property Description

#### Heavy Power / Crane Served Manufacturing Facility

112,584 SF Industrial Building for Lease. 107,584 SF Warehouse w/5,000 SF Office Space. Facility is Fully Sprinkled. Offices were updated in 2017. Facility is located 45 Minutes from Downtown St. Louis.

Heavy Power: 3 Phase, 10,000 AMP, 480V Service

Crane Served Building: (1) 30 Ton; (1) 7.5 Ton

3 Legacy Chillers totaling 214 Ton Capacity

16'-36' Ceiling Height

(6) Drive-In Doors - (5) 14' x 12'; (1) 16' x 14'

(3) 8'x8' Dock Doors

**Lease Rate: \$2.50 per SF, NNN**

#### Basic Details

Listing No:	2145
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	112,584 Sqft.

#### Square Foot Information

Building Total Sqft:	112,584 Sqft.
Total Sqft Available:	112,584 Sqft.
Office:	5,000 Sqft.
Warehouse:	107,584 Sqft.

Total Sqft Available:	112,584 Sqft.
Lease Rate:	\$2.50 Per Sqft
Lease Type:	NNN
Lease Term:	Negotiable
Net Charges:	0.25

Min Divisible Sqft:	112,584 Sqft.
Max Contiguous Sqft:	112,584 Sqft.

## Facility Information

Truck Dock:	3
Truck Dock Size:	8'x8'
Dock Levelers:	Yes
Drive-In Doors:	6
Drive-In Door Size:	(1) 16'x14', (5) 14'x12'
Overhead Cranes:	Yes
Overhead Crane Size:	(1) 30 Ton, (1) 7.5 Ton
Heating:	Yes
Cooling:	Office
Insulated:	Yes
Sprinklers:	Yes
Lighting:	Fluorescent
Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes
Compressed Air:	Yes

## Property Information

Parcel No:	08-07-24-100-025
Zoning:	I-1
Zoning By:	City of Carlyle
Prior Use:	Plastic Injection Molding
TIF:	Yes
Enterprise Zone:	Yes
Environmental:	Yes
Parking:	45
Parking Surface Type:	Concrete/Asphalt
Property Tax:	\$25,221.78
Tax Year:	2018

## Structural Data

Year Built:	1988
Rehab Year:	2017
Clearance Min:	16 ft
Clearance Max:	36 ft
Bay Spacing:	25'x50'
Style:	Metal
Roof:	Metal
Exterior:	Brick/Metal
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

## Land Measurements

Acres:	6.37 Acre(s)
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## Utility Information

Water Provider:	City of Carlyle
Water Provider Location:	On Site
Sewer Provider:	City of Carlyle
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	10,000
Phase:	3

## Transportation

Interstate:	I-57 (15 miles)
Barge:	SCF Marine Barge Loading (50 Miles)

Low Volts:	120
High Volts:	480
Telecom Provider:	Charter
Telecom Provider Location:	On Site