

Manufacturing/Warehouse/Office Space for Lease

451 East Illinois Ave, Benton, Illinois 62812
Franklin County

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Property Description

Manufacturing/Warehouse Building with space available for Lease

200,000 SF Industrial Space, 14,000 SF Office Space and 20 Acres of Fenced, Secure, Rocked Outside Storage for Lease. Space can be Divided to fit Users Needs.

(16) 8'x9' Dock Doors, 18 Drive-In Doors in Varying Sizes and 1 Ton Crane are Available.

Property was Rehabbed in 2006. Zoned Industrial. Site is 2.5 miles from I-57 south Benton Exit and 4.5 miles from I-57 north Benton Exit.

Lease Rate: \$3.50 per SF, Gross

Basic Details

Listing No:	2151
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	397,418 Sqft.
Total Sqft Available:	214,000 Sqft.
Lease Rate:	\$3.50 Per Sqft

Square Foot Information

Building Total Sqft:	397,418 Sqft.
Total Sqft Available:	214,000 Sqft.
Direct Lease:	214,000 Sqft.
Office:	14,000 Sqft.
Warehouse:	200,000 Sqft.
Min Divisible Sqft:	9,000 Sqft.

Lease Type:	Gross
Lease Term:	Negotiable
Leasing Comments:	Owner prefers gross lease unless tenant uses a lot of electricity or gas for manufacturing, etc. That can be metered. Area is available for separate "lab" space. There is also "stand alone" space available if required.

Max Contiguous Sqft: 60,000 Sqft.

Facility Information

Truck Dock:	16
Truck Dock Size:	8'x9'
Dock Levelers:	Yes
Capacity:	30,000 lbs
Drive-In Doors:	18
Drive-In Door Size:	Varies
Overhead Cranes:	Yes
Overhead Crane Size:	1 Ton
Heating:	Office/Warehouse
Cooling:	Office
Insulated:	Yes
Sprinklers:	Yes
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes
Compressed Air:	Yes
Additional Facility Information:	Owner Occupies approximately 100,000 SF of Building.

Property Information

Parcel No:	0807200014
Zoning:	Industrial
Zoning By:	City of Benton
Prior Use:	Manufacturing
Enterprise Zone:	Yes
Parking:	400
Parking Surface Type:	Asphalt
Property Tax:	\$44,513
Tax Year:	2018

Structural Data

Year Built:	1978
Rehab Year:	2006
Clearance Min:	18 ft
Clearance Max:	25 ft
Bay Spacing:	30'
Style:	Steel Frame
Roof:	Metal
Exterior:	Metal
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	6"
Floor Drains:	Yes

Utility Information

Water Provider:	City of Benton
Water Provider Location:	On Site
Sewer Provider:	City of Benton
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	6000
Phase:	3
Low Volts:	240
High Volts:	480
Telecom Provider:	New Wave
Telecom Provider Location:	On Site

Transportation

Interstate:	I-57
Rail:	Adjacent