

BARBERMURPHY

1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

Office/Warehouse Space for Lease

South Dickey St, Sparta, Illinois 62286
Randolph County

Steve Zuber - SIOR, CCIM

Phone: 314-409-7283

Email: steve@barbermurphy.com

Cole . Hensel

Phone: 618-606-2646

Email: coleh@barbermurphy.com



Basic Details

Listing No:	2327
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Industrial - Rail Served
Building Size (Sqft):	326,530 Sqft.
Lot Size (Acres):	19 Acre(s)
Lease Rate:	\$4.00 Per Sqft
Lease Type:	NNN
Net Charges:	\$1.00/SF

Address

Country:	US
State:	IL
County:	Randolph
City:	Sparta
Zipcode:	62286
Street:	South Dickey
Street Suffix:	St

Square Foot Information

Building Total Sqft:	326,530 Sqft.
Direct Lease:	117,110 Sqft.
Office:	5,000 Sqft.
Warehouse:	321,530 Sqft.
Min Divisible Sqft:	24,480 Sqft.
Max Contiguous Sqft:	326,530 Sqft.

Facility Information

Truck Dock:	22
Truck Dock Size:	Varies
Dock Levelers:	Yes
Drive-In Doors:	4
Drive-In Door Size:	Varies
Insulated:	Yes
Sprinklers:	Yes - Wet
Lighting:	LED - Motion Detective
Men's Restroom:	Yes
Women's Restroom:	Yes

Ventilation:	Yes
Extra Land:	13.7 Acres adjacent

Property Information

Parcel No:	10-06-380-002
Zoning:	Industrial
Zoning By:	Sparta
Prior Use:	Manufacturing
TIF:	Yes
Enterprise Zone:	Yes
Survey:	Yes
Environmental:	Yes
Parking:	100
Parking Surface Type:	Rock & Concrete
Property Tax:	\$2,020
Tax Year:	2024

Structural Data

Year Built:	1960
Rehab Year:	2025
Clearance Min:	19 ft
Clearance Max:	30 ft
Bay Spacing:	Varies
Style:	Steel Frame
Roof:	Metal
Exterior:	Metal
Floor Type:	Reinforced Concrete
Floor Thickness:	6"-17"
Floor Drains:	Yes

Land Measurements

Acres:	19 Acre(s)
Frontage:	602 ft
Depth:	1,095 ft

Utility Information

Water Provider:	Sparta
Water Provider Service:	6"-8"
Water Provider Location:	On Site
Sewer Provider:	Sparta
Sewer Provider Service:	6"-8"
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	2000
Phase:	3
Low Volts:	240
High Volts:	480
Telecom Provider:	Frontier
Telecom Provider Location:	On Site

Transportation

Interstate:	I-64 (28 miles), I-55 (33 Miles)
Rail:	Candaian National-Access Improvements Required
Barge:	Kaskaskia River Terminal
Airport:	St. Louis Lambert International