

## 76,200 SF Warehouse Space for Lease

1915 Schram Ave, Hillsboro, Illinois 62049  
Montgomery County

**Steve Zuber - CCIM, SIOR**  
Phone: 314-409-7283  
Email: steve@barbermurphy.com

**Cole . Hensel**  
Phone: 618-606-2646  
Email: coleh@barbermurphy.com



### Basic Details

Listing No:	2647
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	106,200 Sqft.
Lot Size (Acres):	4.45 Acre(s)
Total Sqft Available:	76,200 Sqft.
Lease Rate:	\$3.50/SF, NNN
Leasing Comments:	Tenant pays utilities and snow removal.

### Address

Country:	US
State:	IL
County:	Montgomery
City:	Hillsboro
Zipcode:	62049
Street Number:	1915
Street:	Schram
Street Suffix:	Ave

### Square Foot Information

Building Total Sqft:	106,200 Sqft.
Direct Lease:	76,200 Sqft.
Warehouse:	76,200 Sqft.
Min Divisible Sqft:	76,200 Sqft.
Max Contiguous Sqft:	76,200 Sqft.

### Facility Information

Truck Dock:	2
Truck Dock Size:	8'x10'
Drive-In Doors:	2
Drive-In Door Size:	14'x20'
Heating:	Office
Cooling:	Office
Lighting:	T-5
Men's Restroom:	Yes
Women's Restroom:	Yes
Shower:	Yes

## Property Information

Parcel No:	17-06-376-010
Zoning:	Industrial
Zoning By:	City of Schram
Prior Use:	Steel Pipe Distribution
Enterprise Zone:	Yes
Environmental:	Yes
Parking:	15
Parking Surface Type:	Rocked
Property Tax:	\$12,925
Tax Year:	2020

## Land Measurements

Acres:	4.45 Acre(s)
Frontage:	990 ft
Depth:	212 ft

## Transportation

Interstate:	I-55 (12 Miles)
Rail:	Norfolk Southern (Adjacent)
Barge:	N/A
Airport:	Litchfield Municipal (12 Miles)

## Structural Data

Year Built:	1930
Rehab Year:	2019
Clearance Min:	25 ft
Clearance Max:	28 ft
Bay Spacing:	20' & 40'
Style:	Steel Frame
Roof:	Metal
Exterior:	Metal
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	8"

## Utility Information

Water Provider:	City of Schram
Water Provider Location:	On Site
Sewer Provider:	City of Schram
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	800 KVA
Phase:	3
Low Volts:	120
High Volts:	480