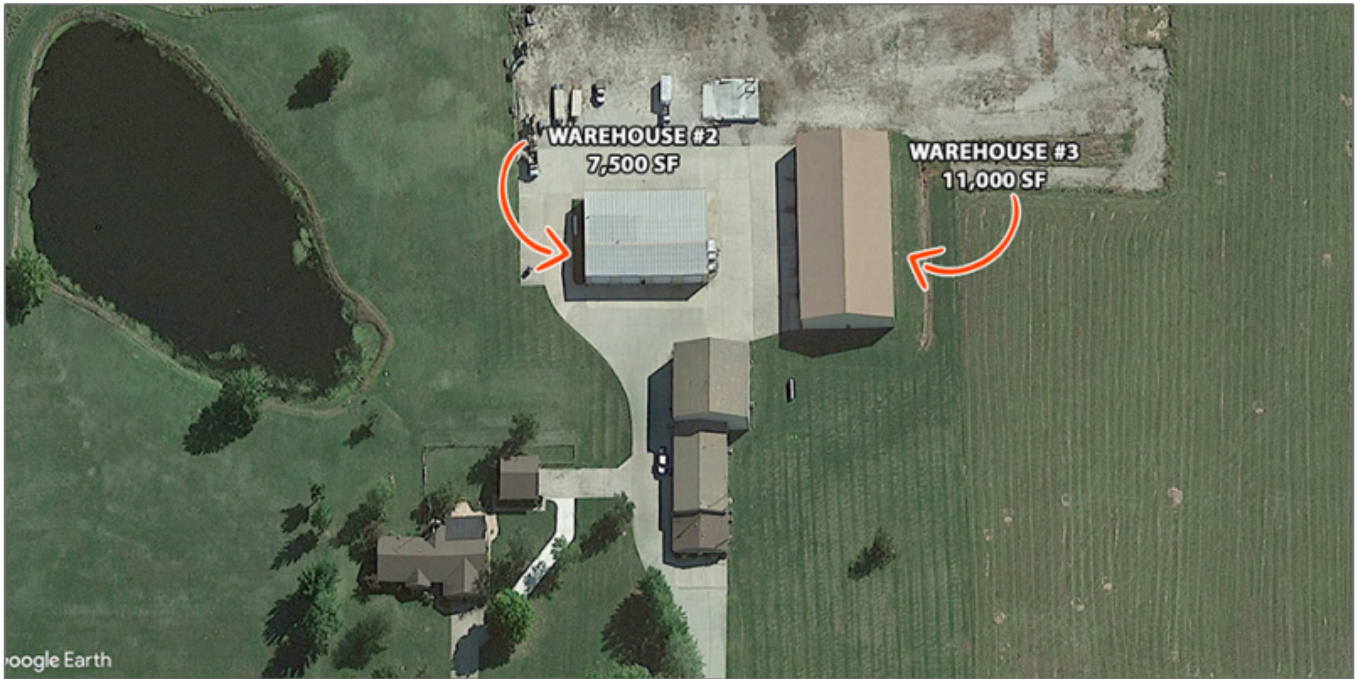


## Two Warehouse Buildings for Lease

1138 Schwartz Rd, Centralia, Illinois 62801  
Marion 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:	2876
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	26,000 Sqft.
Total Sqft Available:	18,499 Sqft.
Lease Rate:	\$5,000/MO, Gross (per bldg)

### Address

Country:	US
State:	IL
County:	Marion
City:	Centralia
Zipcode:	62801
Street Number:	1138
Street:	Schwartz
Street Suffix:	Rd

### Square Foot Information

Building Total Sqft:	18,500 Sqft.
Total Sqft Available:	18,500 Sqft.
Warehouse:	18,500 Sqft.
Min Divisible Sqft:	7,500 Sqft.
Max Contiguous Sqft:	11,000 Sqft.

### Facility Information

Drive-In Doors:	12
Drive-In Door Size:	(6) 14'x16' in each building
Heating:	Warehouse #2
Insulated:	Yes
Lighting:	LED

### Property Information

Parcel No:	14-23-200-004;008
Zoning:	Unincorporated

### Structural Data

Year Built:	1993
Rehab Year:	2003

Prior Use:	Timber Equipment Repair/Export Yard
Survey:	Yes
Parking:	30
Parking Surface Type:	Concrete/Rocked
Property Tax:	\$9,375
Tax Year:	2022

Clearance Min:	16 ft
Clearance Max:	18 ft
Bay Spacing:	Clear Span
Style:	Wood Frame/Steel
Roof:	Metal/Wood Truss
Exterior:	Metal
Floors:	2
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

## Utility Information

Water Provider Service:	Well
Sewer Provider Service:	Septic
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	200
Phase:	Single
High Volts:	219

## Transportation

Interstate:	I-57 (5.3 miles)
Airport:	Centralia Municipal