

## 6,800 SF Warehouse for Lease - Will Divide

2900 North 3rd St, Effingham, Illinois 62401  
Effingham County

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### Basic Details

Listing No:	2901
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	6,800 Sqft.
Lot Size (Acres):	1.20 Acre(s)
Lease Rate:	\$3,500.00 Per Month
Lease Type:	Gross + Utilites

### Address

Country:	US
State:	IL
County:	Effingham
City:	Effingham
Zipcode:	62401
Street Number:	2900
Street:	North 3rd
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	6,800 Sqft.
Total Sqft Available:	6,800 Sqft.
Direct Lease:	6,800 Sqft.
Warehouse:	6,800 Sqft.
Min Divisible Sqft:	3,200 Sqft.
Max Contiguous Sqft:	6,800 Sqft.

### Facility Information

Drive-In Doors:	4
Drive-In Door Size:	12'x14'
Heating:	Yes
Insulated:	Yes
Lighting:	LED
Compressed Air:	Yes
Extra Land:	2-3/AC Adjacent

### Property Information

### Structural Data

Parcel No:	0311009065
Zoning:	M-1
Zoning By:	City of Effingham
Enterprise Zone:	Yes
Parking:	15
Parking Surface Type:	Concrete

Clearance Min:	13 ft
Clearance Max:	20 ft
Bay Spacing:	Clear Span
Style:	Wood Frame
Roof:	Metal
Exterior:	Metal
Floor Type:	Reinforced Concrete
Floor Thickness:	4"

## Land Measurements

Total Acres Available:	1.20 Acre(s)
Acres:	1.20 Acre(s)

## Utility Information

Water Provider:	City of Effingham
Water Provider Location:	On Site
Sewer Provider:	City of Effingham
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	200
Phase:	Single
Low Volts:	110
High Volts:	220
Telecom Provider:	Consolidated
Telecom Provider Service:	Fiber Optics
Telecom Provider Location:	On Site

## Transportation

Interstate:	1.5 Miles to I-70
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