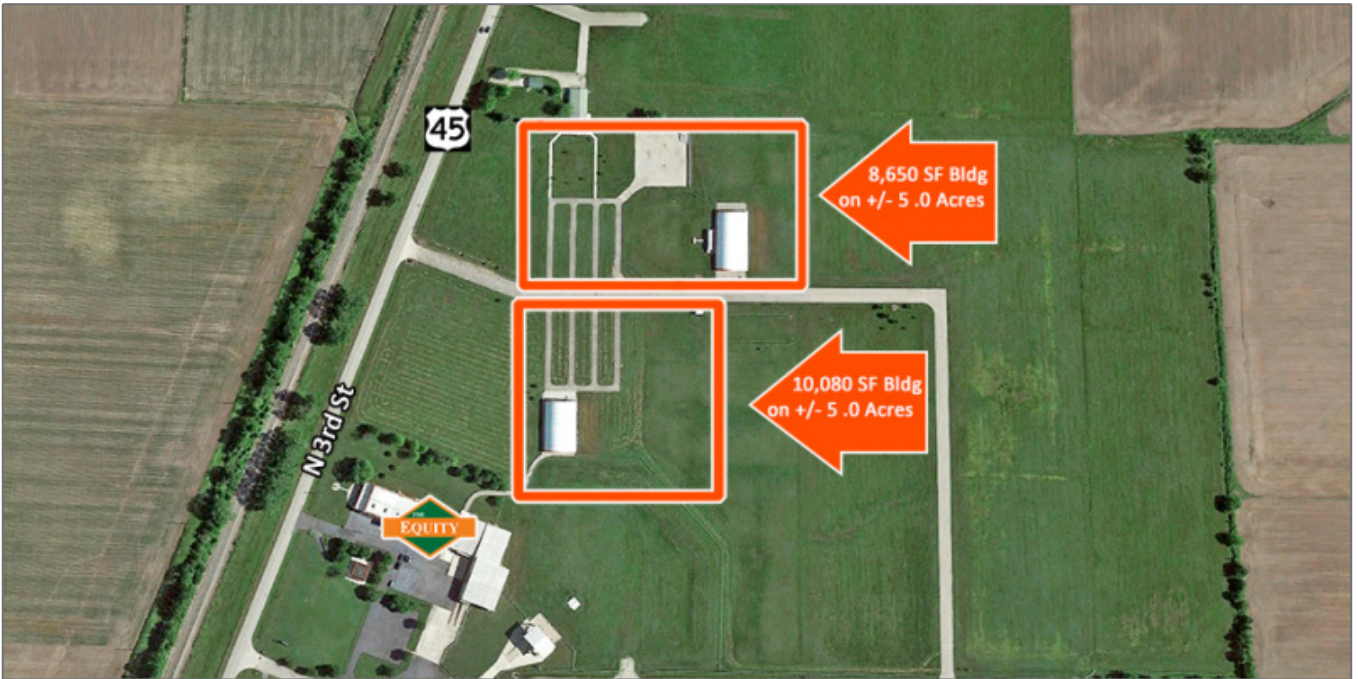


## 2 Clear Span Dome Bldgs for Lease

2900 North 3rd St, Effingham, Illinois 62401  
Effingham 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:	2518
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	18,730 Sqft.
Lease Rate:	Contact Broker

### 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:	18,730 Sqft.
Direct Lease:	18,730 Sqft.
Warehouse:	18,730 Sqft.
Min Divisible Sqft:	8,650 Sqft.
Max Contiguous Sqft:	10,080 Sqft.

### Facility Information

Drive-In Doors:	2
Drive-In Door Size:	30'x15'

### Property Information

Parcel No:	1212003048
Zoning:	M-1

### Structural Data

Clearance Min:	20 ft
Clearance Max:	20 ft

Enterprise Zone: Yes

Bay Spacing: Clear Span

Floor Type: Reinforced Concrete

Floor Thickness: 6"

## Utility Information

Water Provider:	City of Effingham
Water Provider Service:	10"
Water Provider Location:	On Site
Sewer Provider:	City of Effingham
Sewer Provider Service:	12"
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Service:	6"
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	225
Phase:	Single
Low Volts:	120
High Volts:	208

## Transportation

Interstate: I-70/57 1.5 miles