

15,000 SF Office/Warehouse for Lease

11601 Frank Bonan Industrial Dr, Benton, Illinois 62812
Franklin County

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Basic Details

Listing No:	2933
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	15,000 Sqft.
Lot Size (Acres):	3.41 Acre(s)
Total Sqft Available:	15,000 Sqft.
Lease Rate:	\$9,000.00 Per Month
Lease Type:	NNN

Address

Country:	US
State:	IL
County:	Franklin
City:	Benton
Zipcode:	62812
Street Number:	11601
Street:	Frank Bonan Industrial
Street Suffix:	Dr

Square Foot Information

Building Total Sqft:	15,000 Sqft.
Direct Lease:	15,000 Sqft.
Office:	2,000 Sqft.
Warehouse:	13,000 Sqft.

Facility Information

Truck Dock:	2
Truck Dock Size:	8'x10'
Dock Levelers:	Yes
Drive-In Doors:	1
Drive-In Door Size:	12'x14'
Heating:	Warehouse/Office
Cooling:	Office
Insulated:	Yes
Sprinklers:	Wet Pipe System

Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes
Shower:	Yes
Ventilation:	Yes

Property Information

Parcel No:	07-13-100-025
Zoning:	Industrial
Industrial Park:	Benton Industrial Park II
TIF:	Yes
Enterprise Zone:	Yes
Parking:	25
Parking Surface Type:	Concrete
Property Tax:	\$11,880
Tax Year:	2022

Structural Data

Year Built:	2008
Rehab Year:	2024
Clearance Min:	24 ft
Clearance Max:	26 ft
Bay Spacing:	Clear Span
Style:	Steel
Exterior:	Metal
Sprinklers:	Yes
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Land Measurements

Acres:	3.41 Acre(s)
Frontage:	57 ft
Depth:	711 ft

Utility Information

Water Provider:	City of Benton
Water Provider Location:	On Site
Sewer Provider:	City of Benton
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	600
Phase:	3
Low Volts:	220
High Volts:	480

Transportation

Interstate:	I-57 (1 mile)
Airport:	Benton Municipal