

## 64,500 SF Manufacturing Facility

13301 Tinker Ave, Lawrenceville, Illinois 62439  
Lawrence County

### Cole . Hensel

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### Basic Details

Listing No:	2940
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	64,500 Sqft.
Total Sqft Available:	64,500 Sqft.
Lease Rate:	\$2.50 Per Sqft
Lease Type:	NNN

### Address

Country:	US
State:	IL
County:	Lawrence
City:	Lawrenceville
Zipcode:	62439
Street Number:	13301
Street:	Tinker
Street Suffix:	Ave

### Square Foot Information

Building Total Sqft:	64,500 Sqft.
Direct Lease:	64,500 Sqft.
Office:	3,500 Sqft.
Warehouse:	61,000 Sqft.

### Facility Information

Truck Dock:	3
Truck Dock Size:	10'x8'
Dock Levelers:	Yes
Drive-In Doors:	4
Drive-In Door Size:	(2) 8'x8' and (2) 10'x8'
Heating:	Office/Warehouse
Cooling:	Office
Insulated:	Yes
Lighting:	Fluorescent
Men's Restroom:	Yes
Women's Restroom:	Yes

Compressed Air:	Yes
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## Property Information

Parcel No:	07-26-100-001
Complex:	Mid-American Air Center
Foreign Trade Zone:	Yes
Survey:	Yes
Parking:	75
Parking Surface Type:	Rock

## Structural Data

Year Built:	1985
Rehab Year:	2013
Clearance Min:	12 ft
Clearance Max:	18 ft
Bay Spacing:	45'x50'
Style:	Steel
Roof:	Metal
Exterior:	Metal
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

## Land Measurements

Acres:	10 Acre(s)
Frontage:	564 ft
Depth:	600 ft

## Utility Information

Water Provider:	Bi-State Authority
Water Provider Location:	On Site
Sewer Provider:	Bi-State Authority
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	2500
Phase:	3
Low Volts:	240
High Volts:	480

## Transportation

Interstate:	I-69 ( 30 miles), US Hwy 50 ( 3 miles)
Airport:	Bi-State Authority