

Sale/Lease Back - 119,400 SF Manufacturing Facility

3750 Industrial Dr, Carlyle, Illinois 62231
Clinton County

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Basic Details

Listing No:	2943
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Industrial - Temperature Controlled
Building Size (Sqft):	119,400 Sqft.
Lot Size (Acres):	19.23 Acre(s)
Total Sqft Available:	119,400 Sqft.
Sale Price:	\$2,500,000
Sale Price Per Sqft:	\$20.94

Address

Country:	US
State:	IL
County:	Clinton
City:	Carlyle
Zipcode:	62231
Street Number:	3750
Street:	Industrial
Street Suffix:	Dr

Square Foot Information

Building Total Sqft:	119,400 Sqft.
Office:	4,800 Sqft.
Warehouse:	114,600 Sqft.
Min Divisible Sqft:	119,400 Sqft.
Max Contiguous Sqft:	119,400 Sqft.

Facility Information

Truck Dock:	4
Truck Dock Size:	8'x8'
Dock Levelers:	Yes
Drive-In Doors:	3
Drive-In Door Size:	10'x8'
Heating:	Yes
Cooling:	Office
Insulated:	Yes

Sprinklers:	Wet Pipe System
Lighting:	Fluorescent & LED
Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes
Compressed Air:	Yes

Property Information

Parcel No:	08-07-01-400-012
Zoning:	Industrial
TIF:	Yes
Parking:	30
Parking Surface Type:	Rock
Property Tax:	\$54,865
Tax Year:	2022

Structural Data

Year Built:	1990
Clearance Min:	18 ft
Clearance Max:	24 ft
Bay Spacing:	Varies
Roof:	Metal
Exterior:	Mixed: Block, Steel, Metal
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Land Measurements

Acres:	19.23 Acre(s)
Frontage:	854 ft
Depth:	1,011 ft

Utility Information

Water Provider:	City of Carlyle
Water Provider Location:	On Site
Sewer Provider:	City of Carlyle
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	1200
Phase:	3
Low Volts:	220
High Volts:	480

Transportation

Interstate:	I-70 (15 miles) I-64 (24 miles)
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