

## 26,000 + SF Warehouse Available for Lease

1631 South Mill St, Nashville, Illinois 62263  
Washington County

### Cole . Hensel

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### Basic Details

Listing No:	2970
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	26,380 Sqft.
Lot Size (Acres):	2.23 Acre(s)
Lease Rate:	\$4.00 Per Sqft
Lease Type:	NNN

### Address

Country:	US
State:	IL
County:	Washington
City:	Nashville
Zipcode:	62263
Street Number:	1631
Street:	South Mill
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	26,380 Sqft.
Office:	400 Sqft.
Warehouse:	25,980 Sqft.

### Facility Information

Truck Dock:	4
Truck Dock Size:	(2) 10'x10' & (2) 10'x8'
Dock Levelers:	Yes
Drive-In Doors:	3
Drive-In Door Size:	(2) 14'x12' & (1) 14'x14'
Insulated:	Yes
Sprinklers:	None
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes
Compressed Air:	Yes

## Property Information

Parcel No:	10-12-25-100-016
Zoning:	Light Industrial
Parking:	15
Parking Surface Type:	Asphalt
Property Tax:	\$13,530.48
Tax Year:	2023
Traffic Count:	1,440

## Land Measurements

Acres:	2.23 Acre(s)
Frontage:	303 ft
Depth:	312 ft

## Transportation

Interstate:	4 Miles to I-64
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## Structural Data

Year Built:	1981
Rehab Year:	1999
Clearance Min:	16 ft
Clearance Max:	18 ft
Bay Spacing:	Clear Span
Roof:	Metal
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

## Utility Information

Water Provider:	City of Nashville
Water Provider Location:	Onsite
Sewer Provider:	City of Nashville
Sewer Provider Location:	Onsite
Gas Provider:	Ameren IL
Gas Provider Location:	Onsite
Electric Provider:	Ameren IL
Electric Provider Location:	Onsite
AMPS:	600
Phase:	3
Low Volts:	240
High Volts:	440