



1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

52,600 SF Manufacturing Warehouse For Lease

2021 Illini Ave, Vandalia, Illinois 62471
Fayette County

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Basic Details

Listing No:	3002
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	52,600 Sqft.
Lot Size (Acres):	7.50 Acre(s)
Lease Rate:	\$3.00 Per Sqft
Lease Type:	NNN

Address

Country:	US
State:	IL
County:	Fayette
City:	Vandalia
Zipcode:	62471
Street Number:	2021
Street:	Illini
Street Suffix:	Ave

Square Foot Information

Building Total Sqft:	52,600 Sqft.
Direct Lease:	52,600 Sqft.
Office:	3,350 Sqft.
Warehouse:	49,250 Sqft.

Facility Information

Truck Dock:	2
Truck Dock Size:	8' x 8'
Dock Levelers:	Yes
Drive-In Doors:	8
Drive-In Door Size:	12' x 14' & 14' x 22'
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes

Property Information

Parcel No:	18-14.05-451-014
Zoning:	Light Industrial
Enterprise Zone:	Yes
Parking:	50
Parking Surface Type:	Rocked
Property Tax:	\$21,123.20
Tax Year:	2023

Land Measurements

Acres:	7.50 Acre(s)
Frontage:	650 ft
Depth:	495 ft

Transportation

Interstate:	1 Mile to I-70
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Structural Data

Year Built:	1977
Clearance Min:	15 ft
Clearance Max:	17 ft
Bay Spacing:	25x40 & 25x60
Roof:	Metal
Exterior:	Metal, Steel
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Utility Information

Water Provider:	City of Vandalia
Water Provider Service:	4"
Water Provider Location:	On Site
Sewer Provider:	City of Vandalia
Sewer Provider Service:	6" Lateral
Sewer Provider Location:	On Site
Gas Provider:	Liberty Utilities
Gas Provider Service:	1 1/4" w/ 75psi
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	1500
Phase:	3
Low Volts:	220
High Volts:	480