

## 154,800 SF Food Grade Warehouse Space - Will Not Divide

1000 Access Blvd, Madison, Illinois 62060  
Madison County

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### Basic Details

Listing No:	70
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	154,800 Sqft.
Lot Size (Acres):	6.43 Acre(s)
Total Sqft Available:	154,800 Sqft.
Lease Rate:	\$4.50/SF, NNN
Lease Type:	NNN
Net Charges:	1.25

### Address

Country:	US
State:	IL
County:	Madison
City:	Madison
Zipcode:	62060
Street Number:	1000
Street:	Access
Street Suffix:	Blvd

### Square Foot Information

Building Total Sqft:	154,800 Sqft.
Total Sqft Available:	154,800 Sqft.
Office:	4,800 Sqft.
Warehouse:	150,000 Sqft.
Min Divisible Sqft:	154,800 Sqft.
Max Contiguous Sqft:	154,800 Sqft.

### Facility Information

Truck Dock:	22
Truck Dock Size:	10' x 8'
Dock Levelers:	Yes
Drive-In Doors:	1
Drive-In Door Size:	12' x 12'
Heating:	Warehouse
Cooling:	Office
Insulated:	Yes

Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes

## Property Information

Parcel No:	21-1-19-26-00-000-001.00 2
Zoning:	Industrial
Zoning By:	City of Madison
Enterprise Zone:	Yes
Property Tax:	\$134,102
Tax Year:	2023

## Structural Data

Year Built:	1989
Clearance Min:	30 ft
Clearance Max:	30 ft
Bay Spacing:	50' x 50'
Roof:	Flat/Membrane
Exterior:	Concrete Tilt Up
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

## Land Measurements

Min Divisible Acres:	15,000 Acre(s)
Acres:	6.43 Acre(s)
Frontage:	586 ft
Depth:	480 ft

## Utility Information

Water Provider:	IL American
Water Provider Location:	Onsite
Sewer Provider:	Metro East Sanitary
Sewer Provider Location:	Onsite
Gas Provider:	Ameren IL
Gas Provider Location:	Onsite
Electric Provider:	Ameren IL
Electric Provider Location:	Onsite
AMPS:	400
Phase:	3
Low Volts:	120
High Volts:	480

## Transportation

Interstate:	2.5 Miles to I-70 & .5 Miles to IL RTE 3
Rail:	Adjacent - Terminal Rail
Airport:	Lambert International - 12 Miles