

## 25,000-225,000 SF Warehouse/Manufacturing Space Available

4730 East Radio Tower Ln, Olney, Illinois 62450  
Richland County

### Cole . Hensel

Phone: 618-606-2646

Email: coleh@barbermurphy.com

### Steve Zuber - SIOR, CCIM

Phone: 314-409-7283

Email: steve@barbermurphy.com



### Basic Details

Listing No:	2984
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	750,000 Sqft.
Lot Size (Acres):	53.70 Acre(s)
Lease Rate:	\$3.00 Per Sqft
Lease Type:	Gross Plus Utilities

### Address

Country:	US
State:	IL
County:	Richland
City:	Olney
Zipcode:	62450
Street Number:	4730
Street:	East Radio Tower
Street Suffix:	Ln

### Square Foot Information

Building Total Sqft:	750,000 Sqft.
Total Sqft Available:	225,000 Sqft.
Sublease:	225,000 Sqft.
Warehouse:	225,000 Sqft.
Min Divisible Sqft:	25,000 Sqft.
Max Contiguous Sqft:	225,000 Sqft.

### Facility Information

Truck Dock:	6
Truck Dock Size:	8'x10'
Drive-In Doors:	2
Drive-In Door Size:	12'x18'
Overhead Cranes:	Yes
Overhead Crane Size:	(2) 10 Ton
Heating:	Warehouse
Cooling:	Warehouse

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

## Property Information

Parcel No:	11-10-401-003
Zoning:	Heavy Industrial
Parking:	250
Parking Surface Type:	Asphalt

## Structural Data

Year Built:	1960
Rehab Year:	2024
Clearance Min:	20 ft
Clearance Max:	30 ft
Bay Spacing:	Column Spacing Varies
Roof:	Metal
Exterior:	Steel, Metal
Sprinklers:	Yes
Floor Type:	Reinforced Concrete
Floor Thickness:	8

## Land Measurements

Acres:	53.70 Acre(s)
Frontage:	1,100 in
Depth:	2,610 in

## Utility Information

Water Provider:	City of Olney
Water Provider Location:	On Site
Sewer Provider:	City of Olney
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	2400
Phase:	3
Low Volts:	240
High Volts:	480

## Transportation

Interstate:	48 Miles to I-57 & 50 Miles to I-70
Rail:	.5 Miles to CSX