

Rail Served Warehouse/Manufacturing Space Available for Lease

2405 West Herrin St, Herrin, Illinois 62948
Williamson County

Steve Zuber - SIOR, CCIM
Phone: 314-409-7283
Email: steve@barbermurphy.com

Cole . Hensel
Phone: 618-606-2646
Email: coleh@barbermurphy.com



Basic Details

Listing No:	2988
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Industrial - Rail Served
Building Size (Sqft):	315,400 Sqft.
Lot Size (Acres):	37.16 Acre(s)
Total Sqft Available:	180,000 Sqft.
Lease Rate:	\$3.00 Per Sqft
Lease Type:	NNN

Address

Country:	US
State:	IL
County:	Williamson
City:	Herrin
Zipcode:	62948
Street Number:	2405
Street:	West Herrin
Street Suffix:	St

Square Foot Information

Building Total Sqft:	315,400 Sqft.
Total Sqft Available:	180,000 Sqft.
Direct Lease:	180,000 Sqft.
Office:	8,398 Sqft.
Warehouse:	171,602 Sqft.
Min Divisible Sqft:	50,000 Sqft.

Facility Information

Truck Dock:	11
Truck Dock Size:	10'X12' & 10'x8'
Drive-In Doors:	4
Drive-In Door Size:	10'x10' & 12'x10'
Heating:	Warehouse
Cooling:	Office/Warehouse

Max Contiguous Sqft: 180,000 Sqft.

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

Property Information

Parcel No:	01-24-151-002
Zoning:	Industrial
Prior Use:	Manufacturer of Car Components
TIF:	Yes
Enterprise Zone:	Yes
Parking:	50
Parking Surface Type:	Asphalt/Rock
Tax Year:	2023

Structural Data

Year Built:	1954
Rehab Year:	2025
Clearance Min:	18 ft
Clearance Max:	20 ft
Bay Spacing:	28'x57'
Roof:	Metal
Exterior:	Block, Metal
Sprinklers:	Yes
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Land Measurements

Acres:	37.16 Acre(s)
Frontage:	1,140 ft
Depth:	1,248 ft

Utility Information

Water Provider:	City of Herrin
Water Provider Location:	Onsite
Sewer Provider:	City of Herrin
Sewer Provider Location:	Onsite
Gas Provider:	Ameren IL
Gas Provider Location:	Onsite
Electric Provider:	Ameren IL
Electric Provider Location:	Onsite
AMPS:	800
Phase:	3
Low Volts:	277
High Volts:	480

Transportation

Interstate:	4 Miles to IL Rte 15 & 8 Miles from I-57
Rail:	Herrin RR
Airport:	4 Miles to Veterans Airport