



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

Rail Served Warehouse/Manufacturing Space Available for Lease

2405 West Herrin St, Herrin, Illinois 62948
Williamson County

Steve Zuber - SIOR, CCIM

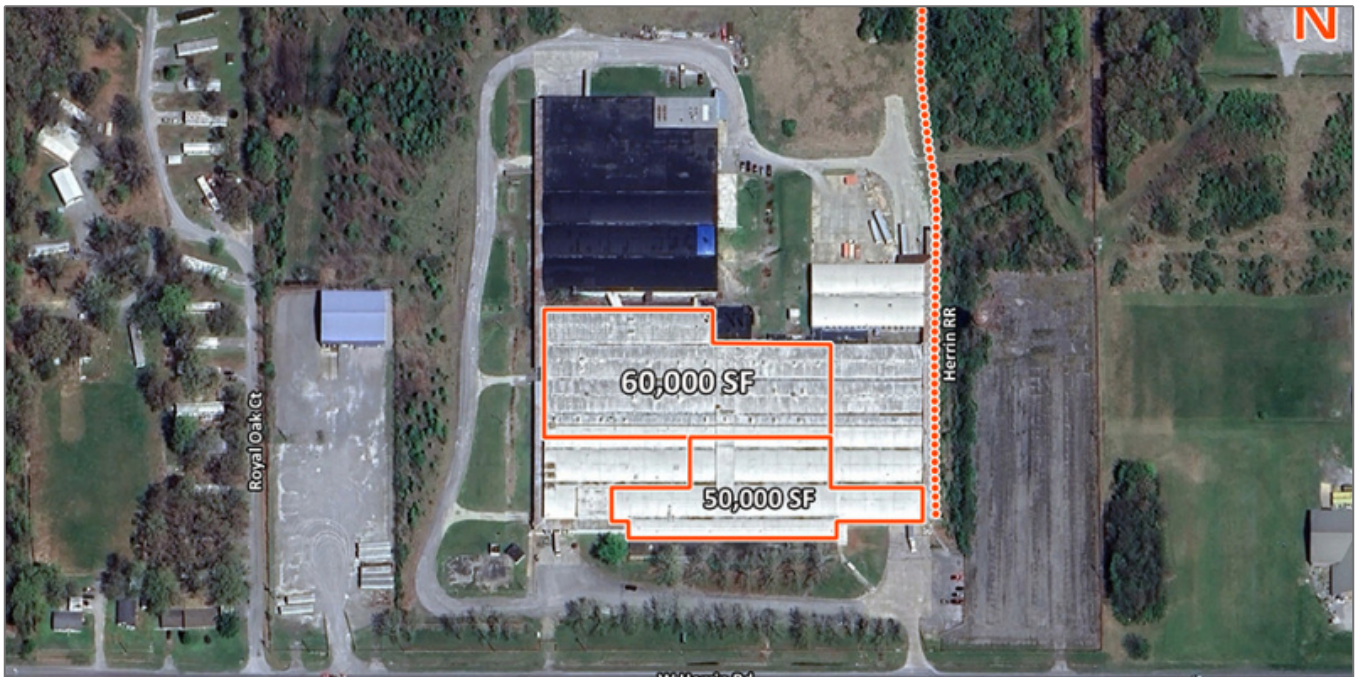
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Basic Details

Listing No:	2988
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Industrial - Rail Served
Building Size (Sqft):	291,000 Sqft.
Lot Size (Acres):	37.16 Acre(s)
Total Sqft Available:	110,000 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:	60,000 Sqft.
Total Sqft Available:	110,000 Sqft.
Direct Lease:	110,000 Sqft.
Office:	2,000 Sqft.
Warehouse:	108,000 Sqft.
Min Divisible Sqft:	50,000 Sqft.

Facility Information

Truck Dock:	8
Truck Dock Size:	10' X 12'
Drive-In Doors:	2
Drive-In Door Size:	10' X 10'
Heating:	Warehouse
Cooling:	Office/Warehouse

Max Contiguous Sqft: 110,000 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
TIF:	Yes
Enterprise Zone:	Yes
Parking:	50
Parking Surface Type:	Asphalt/Rock
Tax Year:	2023

Structural Data

Year Built:	1954
Rehab Year:	2023
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:	440

Transportation

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