

## Rail Served Warehouse/Manufacturing Space Available for Lease

2405 West Herrin St, Herrin, Illinois 62948  
Williamson County

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### Basic Details

Listing No:	2988
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	291,000 Sqft.
Lot Size (Acres):	37.16 Acre(s)
Total Sqft Available:	60,000 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:	60,000 Sqft.
Direct Lease:	60,000 Sqft.
Office:	1,000 Sqft.
Warehouse:	59,000 Sqft.
Min Divisible Sqft:	60,000 Sqft.
Max Contiguous Sqft:	60,000 Sqft.

### Facility Information

Truck Dock:	4
Truck Dock Size:	10' X 12'
Drive-In Doors:	1
Drive-In Door Size:	10' X 10'
Heating:	Warehouse
Cooling:	Office/Warehouse
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:	57' X 28'
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