



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

33,986 SF Office/Warehouse for Lease

1304 Woodlawn Rd, Lincoln, Illinois 62656
Logan 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:	3145
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	33,986 Sqft.
Lot Size (Acres):	8.06 Acre(s)
Total Sqft Available:	33,986 Sqft.
Lease Rate:	\$5.00 Per Sqft
Lease Type:	NNN

Address

Country:	US
State:	IL
County:	Logan
City:	Lincoln
Zipcode:	62656
Street Number:	1304
Street:	Woodlawn
Street Suffix:	Rd

Square Foot Information

Building Total Sqft:	33,986 Sqft.
Total Sqft Available:	33,986 Sqft.
Direct Lease:	33,986 Sqft.
Office:	2,256 Sqft.
Warehouse:	31,729 Sqft.
Min Divisible Sqft:	33,986 Sqft.
Max Contiguous Sqft:	33,986 Sqft.

Facility Information

Truck Dock:	8
Truck Dock Size:	(6)8'x10' & (2)8'x8'
Dock Levelers:	Yes
Drive-In Doors:	1
Drive-In Door Size:	16'x24'
Heating:	Office/Warehouse
Cooling:	Office
Sprinklers:	None
Lighting:	Fluorescent

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

Property Information

Parcel No:	12-026-005-00
Zoning:	C-2 Heavy Commercial
Prior Use:	Auto Parts Warehouse
Parking:	20
Tax Year:	2024

Structural Data

Year Built:	1978
Rehab Year:	2020
Clearance Min:	16 ft
Clearance Max:	22 ft
Bay Spacing:	Clear Span
Roof:	Metal
Exterior:	Steel
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Land Measurements

Acres:	8.06 Acre(s)
Frontage:	405 ft
Depth:	750 ft

Utility Information

Water Provider:	City of Lincoln
Water Provider Location:	On Site
Sewer Provider:	City of Lincoln
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	200
Phase:	3
Low Volts:	220
High Volts:	480

Transportation

Interstate:	Less than a mile from I-55
-------------	----------------------------