

## 315,400 SF Rail Served Warehouse for Sale

2405 West Herrin St, Herrin, Illinois 62948  
Williamson County

**Cole . Hensel**

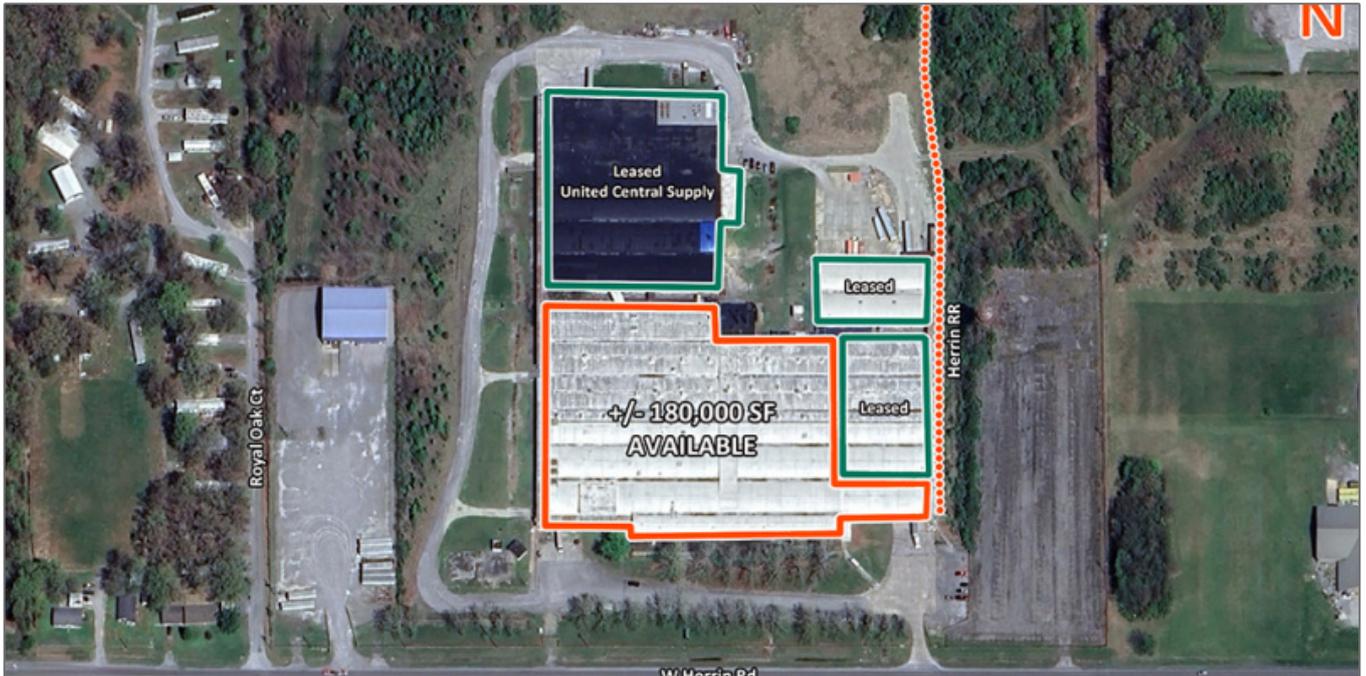
Phone: 618-606-2646

Email: coleh@barbermurphy.com

**Steve Zuber - SIOR, CCIM**

Phone: 314-409-7283

Email: steve@barbermurphy.com



### Basic Details

Listing No:	2988
Sale Or Lease:	For Sale
Property Type(s):	Industrial
Building Size (Sqft):	315,400 Sqft.
Lot Size (Acres):	37.16 Acre(s)
Sale Price:	\$3,500,000
Sale Price Per Sqft:	\$11.10

### 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.
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### 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
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
Parking:	50
Parking Surface Type:	Asphalt/Rock
Tax Year:	2023

## Land Measurements

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

## Transportation

Interstate:	5.5 Miles to IL Rte 15 & 6 Miles from I-57
Rail:	Herrin RR
Airport:	4 Miles Veterans Airport

## Structural Data

Year Built:	1954
Rehab Year:	2025
Clearance Min:	18 ft
Clearance Max:	22 ft
Bay Spacing:	28'x57'
Roof:	Metal
Exterior:	Block, Metal
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

## Utility Information

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