



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

34,300 SF Warehouse Space

1325 North Broad St, Carlinville, Illinois 62626
Macoupin County

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Basic Details

Listing No:	3156
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	44,000 Sqft.
Lot Size (Acres):	3.01 Acre(s)
Total Sqft Available:	34,300 Sqft.
Lease Rate:	\$5.00 Per Sqft
Lease Type:	Gross

Address

Country:	US
State:	IL
County:	Macoupin
City:	Carlinville
Zipcode:	62626
Street Number:	1325 North Broad
Street:	St

Square Foot Information

Building Total Sqft:	44,000 Sqft.
Total Sqft Available:	34,300 Sqft.
Warehouse:	34,300 Sqft.
Min Divisible Sqft:	34,300 Sqft.
Max Contiguous Sqft:	34,300 Sqft.

Facility Information

Truck Dock:	4
Truck Dock Size:	(3) 8x8 & (1) 8x9
Drive-In Doors:	3
Drive-In Door Size:	(1) 12x14 & (2) 12x12
Heating:	Throughout
Cooling:	Office
Insulated:	Yes
Sprinklers:	None
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes

Ventilation:	Yes
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Property Information

Parcel No:	1121330002, 1121330004 & 1121330005
Zoning:	Industrial
Parking:	40
Tax Year:	2024

Structural Data

Year Built:	1992
Rehab Year:	1998
Clearance Min:	16 ft
Clearance Max:	25 ft
Bay Spacing:	30' x 60'
Roof:	Asphalt, Steel
Exterior:	Mixed
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Land Measurements

Acres:	3.01 Acre(s)
Frontage:	340 ft
Depth:	480 ft

Utility Information

Water Provider:	Carlinville
Water Provider Location:	On Site
Sewer Provider:	Carlinville
Sewer Provider Location:	On Site
Gas Provider:	Ameren Illinois
Gas Provider Location:	On Site
Electric Provider:	Ameren Illinois
Electric Provider Location:	On Site
AMPS:	600
Phase:	3
Low Volts:	120
High Volts:	480

Transportation

Interstate:	12 miles to Interstate 55
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