

Industrial Property for Lease

10093 Ellis Rd., St. Jacob, IL 62281



- 10,404 SF Warehouse/Office Building on large Industrial Site for Lease
- (2) Drive-In Doors: (1) 16'x16'; (1) 8'x10'
- 2 Outside Docks with Levelers
- 12 Acres available to the east of the property

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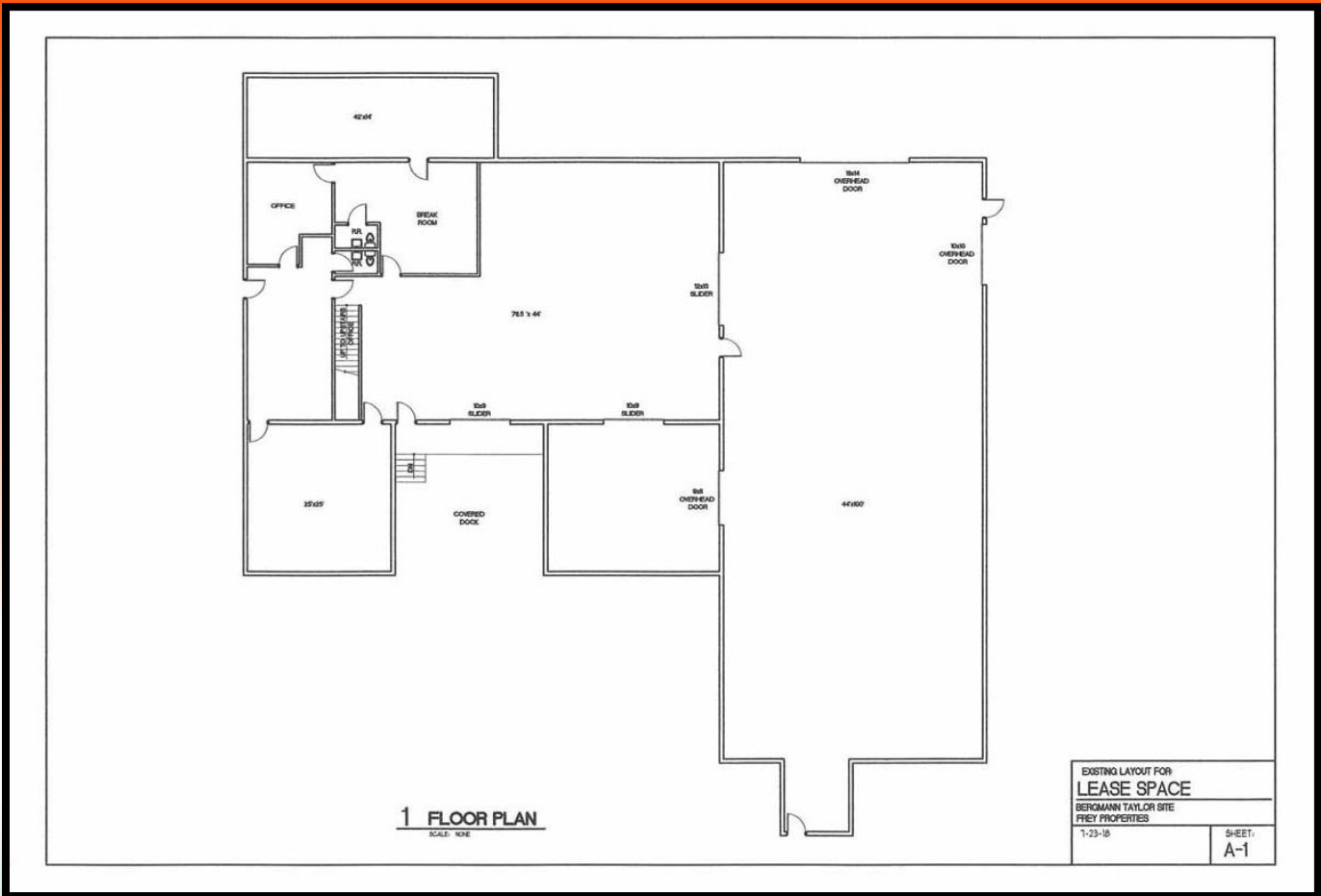
Lease Rate: \$4.00 per SF, Modified Gross

Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

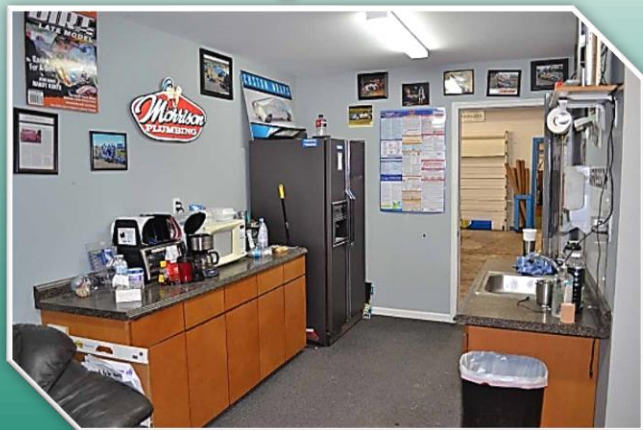




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Listing No: 989

Industrial

10093 Ellis Road
St. Jacob, IL 62281**SALE INFORMATION:**

For Sale: No
 Sale Price:
 Sale Price/SF:
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

For Lease: Yes
 Lease Rate: \$4.00
 Lease Type: Modified Gross
 Net Charges:
 CAM Charges:
 Lease Term:

Leasing Comments:

10,404 Warehouse/Office on large Industrial site for lease. 2 Drive-In Doors (1) 16' x 16' & (1) 8' x 10'. 2 Outside docks with levelers.

Total SF Available: 10,404 SF

Min Divisible SF: 10,404 SF

SQUARE FOOT INFO:

Building Total: 10,404 SF
 Total Available: 10,404 SF
 Direct Lease: 10,404 SF
 Sublease: 0 SF
 Office: 588 SF
 Warehouse: 9,816 SF
 Min Divisible: 10,404 SF
 Max Contiguous: 10,404 SF

LAND MEASUREMENTS:

Acres: 1.00
 Frontage:
 Depth:

PROPERTY INFORMATION:

Parcel No:	05-1-23-08-00-000-008	TIF:	No	Property Tax:	\$18,956.96
County:	Madison	Enterprise Zone:	No	Tax Year:	2017
Zoning:	M-2	Foreign Trade Zone:	No		
Zoning By:		Survey:	No		
Industrial Park:	Industrial Site	Environmental:	No		
Prior Use:	Industrial Site	Archaeological:	No		

STRUCTURAL DATA:

Year Built:	1970	Clearance Min:	10'	Style:	Wood Frame
Rehab Year:	2015	Clearance Max:	14'	Roof:	Metal
		Bay Spacing:	Clear Span	Exterior:	Metal
				Floors:	2
				Floor Type:	Concrete
				Floor Thickness:	6"
				Floor Drains:	No



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St. Jacob, IL 62281

UTILITY INFORMATION

Water Provider:	City of St. Jacob	Service:		Location:	On Site
Sewer Provider:	Septic Tank	Service:		Location:	Tank on Site
Gas Provider:	Ameren IL	Service:		Location:	On Site
Electric Provider:	Ameren IL	Service:		Location:	On Site
AMPS:	200 KVA	Phase:	Single		
Low Volts:	120	High Volts:	240		
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

Truck Dock:	2	Size:	Outdoor Docks	Parking:	15
Dock Levelers:	2	Capacity:		Surface Type:	Rock
	Outside			Yard:	1 Acre
Drive-In Doors:	2	Size:	(1) 16' x 16', (1) 8' x 10'	Extra Land:	12 Acres
Box Van Doors	No				

Overhead Cranes:	No	Size:	N/A N/A
Elevators:	N/A		

Heating:	Yes	Men's Restroom:	Yes
Cooling:	Yes	Women's Restroom:	Yes
Insulated:	Yes	Shower:	No
Sprinklers:	No	Ventilation:	No
Lighting:	Flourescent	Compressed Air:	Yes
Skylights:	No		

Additional Facility Information:**TRANSPORTATION**

Interstate:	
Rail:	
Barge:	
Airport:	

Listing Broker(s)

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Comments

Office/Warehouse for Lease in St. Jacob off IL Route 4 and 3.0 Miles to I-70. 12 Acres adjacent to the East (Currently Farm ground) available for Sale. Entire Complex is available for Sale.