# **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

#### BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 barbermurphy.com Steve@barbermurphy.com

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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 investigat

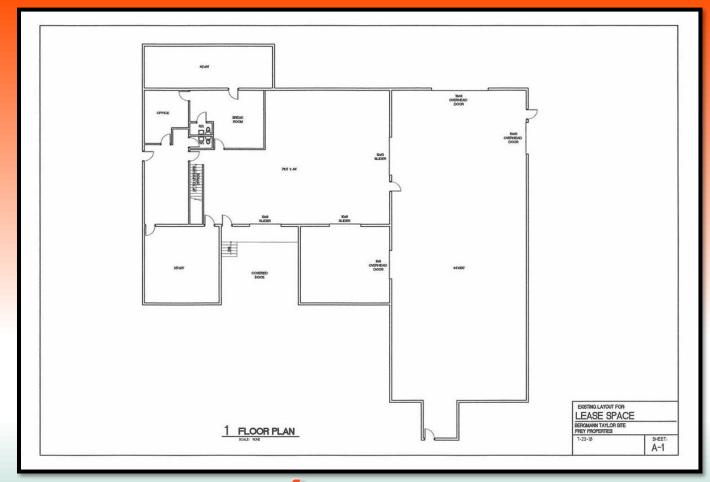






















## BARBERMURPHY COMMERCIAL REAL ESTATE SOLUTIONS

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Listing No: 989		Total SF Availa	able:	10,404 SF			
Industrial		Min Divisible S	SF:	10,404 SF			
10002 Ellis Bood		SQUARE FOO	T INFO:				1
10093 Ellis Road St. Jacob, IL 62281		Building Total:		10,404 SF		1	Contraction of the local division of the loc
		Total Available:		10,404 SF			
SALE INFORMA	ATION:	Direct Lease:		10,404 SF			
For Sale:	No	Sublease:		0 SF			VI
Sale Price:		Office:		588 SF 🍵	ALL ALL		X
Sale Price/SF:		Warehouse:		9,816 SF			
CAP Rate:		Min Divisible:		10,404 SF			
GRM:		Max Contiguous:	:	10,404 SF		1000	and the second second
NOI:					and the strenger and a		
		LAND MEASU	REMENTS:		A STATE OF STATE OF STATE		
LEASE INFORM	IATION:	Acres:		1.00		15 244. 2	
For Lease:	Yes	Frontage:			And the second sec		
Lease Rate:	\$4.00	Depth:			State of the second second		
Lease Type:	Modified Gross			Set.			
Net Charges:		<b>PROPERTY IN</b>	FORMATION	•			
CAM Charges:		Parcel No:	05-1-23-08-0		TIF:	No	Propert
Lease Term:		County:	Madison		Enterprise Zone:	No	
		Zoning:	M-2		Foreign Trade Zone:	No	
Leasing Comme	ents:	Zoning By:			Survey:	No	
-		Industrial Park:	Industrial Site		Environmental:	No	
10,404 Warehouse/Office on large Industrial site		Prior Use:	Industrial Site		Archaeological:	No	
for lease. 2 Drive-In 10'. 2 Outside docks	Doors (1) 16' x 16' & (1) 8' x	FIIOI USE.	industrial Site		Archaeological.	INO	
		STRUCTURAL	DATA:				
		Year Built:	1970	Clearance Min:	10'	Styl	e:
		Rehab Year:	2015	Clearance Max:	14'	Roo	of:
				Bay Spacing:	Clear Span	Exte	erior:
						Floo	ors:



Floor Type:

Floor Drains:

Floor Thickness:

Concrete

6" No

PERTY IN	FORMATION:				
l No:	05-1-23-08-00-000-008	TIF:	No	Property Tax:	\$18,956.96
y:	Madison	Enterprise Zone:	No	Tax Year:	2017
g:	M-2	Foreign Trade Zone:	No		
g By:		Survey:	No		
trial Park:	Industrial Site	Environmental:	No		
Use:	Industrial Site	Archaeological:	No		

STRUCTURAL	DATA:					
ear Built:	1970	Clearance Min:	10'	Style:	Wood Frame	
ehab Year:	2015	Clearance Max:	14'	Roof:	Metal	
		Bay Spacing:	Clear Span	Exterior:	Metal	
				Floors:	2	

10093 Ellis Road St. Jacob, IL 62281

Vater Provider:	City of St. Jacob	Service:		Location:	On Site	
Sewer Provider:	Septic Tank	Service:		Location:	Tank on Site	
as Provider:	Ameren IL	Service:		Location:	On Site	
Electric Provider:	Ameren IL	Service:		Location:	On Site	
AMPS:	200 KVA	Phase: Sing	gle			
Low Volts:	120	High Volts: 240				
elecom Provider:		Service:		Location:		
FACILITY INFOR	MATION					
Fruck 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		Additional Fa	cility Information:	
Elevators:	N/A					
				TRANSPOR	RTATION	
Heating:	Yes	Men's Rest	room: Yes	Interstate:		
Cooling:	Yes	Women's R	Restroom: Yes	Rail:		
nsulated:	Yes	Shower:	No	Barge:		
				Airport:		
Sprinklers:	No	Ventilation		Airport.		
ighting:	Flourescent	Compresse	ed Air: Yes	Listing Broke	er(s)	
Skylights:	No			Steve Zuber SIC		James Leopold CCIM
•				Office: (618) 277-440	-	Office: (618) 277-4400
Comments				steve@barbermurphy	.com	jamesl@barbermurphy.com

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.

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.