# 7,464 SF Warehouse for Lease

### 2672 Ken Gray Blvd., West Frankfort, IL 62896



### BARBERMURPHY

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

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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 as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation as to the



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COMMERCIAL REAL ESTATE SOLUTIONS

Listing No: 2259

		Total SF A
Industrial Warehouse		Min Divisib
		SQUARE F
2672 Ken Gray Blvd. West Frankfort, IL 62896		Building Tota Total Availat Direct Lease
SALE INFORMATION:		Sublease:
For Sale:	No	Office:
Sale Price:		Warehouse:
Sale Price/SF:		Min Divisible
CAP Rate:		Max Contigu
GRM:		
NOI:		LAND MEA

For Lease:	Yes
Lease Rate:	\$2,500/Month
Lease Type:	Gross
Net Charges:	
CAM Charges:	
Lease Term:	

### Leasing Comments:

\$2,500 per month Gross plus utilities.

Total SF Available:	7
Min Divisible SF:	7
SOLIADE EOOT INEO.	1

QUARE FOUT INFU:	
uilding Total:	7,464 S
otal Available:	7,464 S
irect Lease:	7,464 S
ublease:	0 S
ffice:	0 S
/arehouse:	7,464 S
lin Divisible:	7,464 S
lax Contiguous:	7,464 S

### LAND MEASUREMENTS:

Acres: Frontage:

Depth:

Parcel No:	11-23-254	I-004 <b>TIF</b> :		No	Property Tax:	\$0.00
County:	Franklin	Ente	rprise Zone:	No	Tax Year:	N/A
Zoning:	Industrial	Fore	ign Trade Zone:	No		
Zoning By:	West Frar	nkfort Surv	ey:	No		
Industrial Park:		Envi	ronmental:	No		
Prior Use:		Arch	aeological:	No		
STRUCTURAL	L DATA:					
		Cleaner Mine	1.4'	Cáular	Wood Frame	
Year Built:	1990	Clearance Min:	14' 14'	Style: Roof:	Wood Frame Metal	
		Clearance Min: Clearance Max: Bay Spacing:	14' 14' Clear Span	Style: Roof: Exterior:	Wood Frame Metal Metal	
Year Built:	1990	Clearance Max:	14'	Roof:	Metal	
Year Built:	1990	Clearance Max:	14'	Roof: Exterior:	Metal	e
Year Built:	1990	Clearance Max:	14'	Roof: Exterior: Floors:	Metal Metal 1 Reinforced Concrete	9



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Vater Provider:	West	Frankfort		Service:			Location:	On Site	
Sewer Provider:	West	Frankfort		Service:			Location:	On Site	
Sas Provider:	Amere	en		Service:			Location:	On Site	
Electric Provider:	Amere	en		Service:			Location:	On Site	
AMPS:	TBD 🖡	ΚVA		Phase:	TBD				
Low Volts:				High Volts:	TBD				
elecom Provider:				Service:			Location:		
FACILITY INFOR	ΜΑΤΙΟΝ	V							
Fruck Dock:	1	Size:	8'x10'				Parking:	10	
Dock Levelers:	Yes	Capacity:	N/A				Surface Type:	Rock	
Drive-In Doors:	1		10'x12'				Yard:		
Box Van Doors	No						Extra Land:	2 Acres Adjacent	
Overhead Cranes:	No	Size:	N/A N/A				Additional Fac	cility Information:	
Elevators:								-	
Heating:	Yes			Men's	s Restroom:	Yes	TRANSPOR	TATION	
Cooling:	No			Wom	en's Restroom:	No	Interstate:	.5 miles to I-57	
nsulated:	No			Shov	/er:	No	Rail:	N/A	
Dunin klana i	No			Mant	lation:	Vaa	Barge:	N/A	
Sprinklers:	No Flourec	ont				Yes No	Airport:	N/A	
_ighting:		ent		Com	pressed Air:	INU			
Skylights:	No						Listing Broke	• •	
							Steve Zuber SIO Office: (618) 277-4400		James Leopold CCIM Office: (618) 277-4400
Comments	oonmenta and a second								

14' Clear Span Warehouse. Fully Insulated and Heated, (1) 12' Overhead Door, (1) 10' Dock Door. Located 0.5 Miles from I-57.

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.