

7,464 SF Warehouse for Lease

2672 Ken Gray Blvd., West Frankfort, IL 62896



- 14' Clear Span Warehouse
- Fully Insulated & Heated
- (1) 12' Drive-In Door
- (1) 10' Dock Door with Leveler
- 0.5 Miles from I-57, Exit 65

Lease Rate: \$2,500/Month, Gross

BARBERMURPHY

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Listing No: 2259

Industrial Warehouse

2672 Ken Gray Blvd.
West Frankfort, IL 62896

SALE INFORMATION:

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

LEASE INFORMATION:

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: 7,464 SF

Min Divisible SF: 7,464 SF

SQUARE FOOT INFO:

Building Total: 7,464 SF
 Total Available: 7,464 SF
 Direct Lease: 7,464 SF
 Sublease: 0 SF
 Office: 0 SF
 Warehouse: 7,464 SF
 Min Divisible: 7,464 SF
 Max Contiguous: 7,464 SF

LAND MEASUREMENTS:

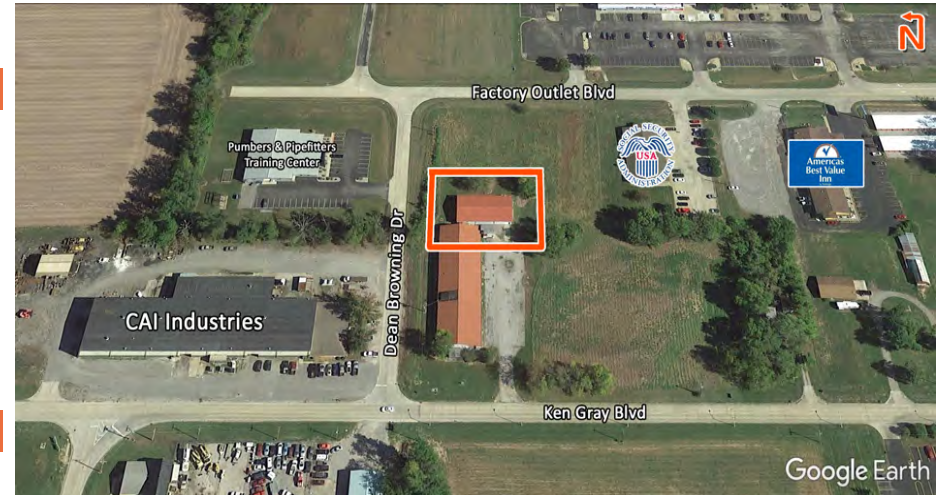
Acres:
 Frontage:
 Depth:

PROPERTY INFORMATION:

Parcel No:	11-23-254-004	TIF:	No	Property Tax:	\$0.00
County:	Franklin	Enterprise Zone:	No	Tax Year:	N/A
Zoning:	Industrial	Foreign Trade Zone:	No		
Zoning By:	West Frankfort	Survey:	No		
Industrial Park:		Environmental:	No		
Prior Use:		Archaeological:	No		

STRUCTURAL DATA:

Year Built:	1990	Clearance Min:	14'	Style:	Wood Frame
Rehab Year:	2020	Clearance Max:	14'	Roof:	Metal
		Bay Spacing:	Clear Span	Exterior:	Metal
				Floors:	1
				Floor Type:	Reinforced Concrete
				Floor Thickness:	6"
				Floor Drains:	no



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UTILITY INFORMATION

Water Provider:	West Frankfort	Service:		Location:	On Site
Sewer Provider:	West Frankfort	Service:		Location:	On Site
Gas Provider:	Ameren	Service:		Location:	On Site
Electric Provider:	Ameren	Service:		Location:	On Site
AMPS:	TBD KVA	Phase:	TBD		
Low Volts:		High Volts:	TBD		
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

Truck Dock:	1	Size:	8'x10'	Parking:	10
Dock Levelers:	Yes	Capacity:	N/A	Surface Type:	Rock
Drive-In Doors:	1	Size:	10'x12'	Yard:	
Box Van Doors:	No			Extra Land:	2 Acres Adjacent
Overhead Cranes:	No	Size:	N/A N/A	Additional Facility Information:	
Elevators:					

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

TRANSPORTATION

Interstate:	.5 miles to I-57
Rail:	N/A
Barge:	N/A
Airport:	N/A

Listing Broker(s)

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Comments

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