

**FOR LEASE
-AND-
SALE**

2510 Franklin Street,
Carlyle, IL 62231



**HEAVY POWER/CRANE SERVED
112,584 SF MANUFACTURING FACILITY**

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

STEVE ZUBER, CCIM, SIOR
Principal
Cell: (314) 409-7283
steve@barbermurphy.com

COLE HENSEL
Broker Associate
Cell: (618) 606-2646
coleh@barbermurphy.com

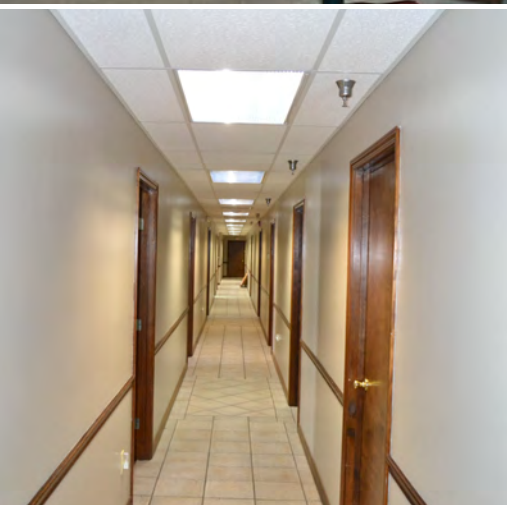


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



5,000 SF of functional office space

The office space features 15 private offices, restrooms, large conference room and breakroom.



PROPERTY HIGHLIGHTS



(15) Private offices



ADA Compliant Restrooms
Men's & Women's



LED Lighting



Temperature Controlled



Conference Room



Breakroom



107,584 SF
warehouse space
features 25' x 50'
bay spacing and 2
overhead cranes.

This space includes (3) Dock
Door with levelers and (6) Drive-
in doors.

107,584 SF Warehouse Space



**PROPERTY
HIGHLIGHTS**



Compressed Air



3 Dock Doors
with levelers



(6) Drive-in Doors
(5) 14'x12'
(1) 16' x 14'



Sprinklers



16'-36'
Clear Height



10,000 KVA



3 Phase
480 Volts



(1) 30-Ton Crane
(1) 7.5 Ton Crane

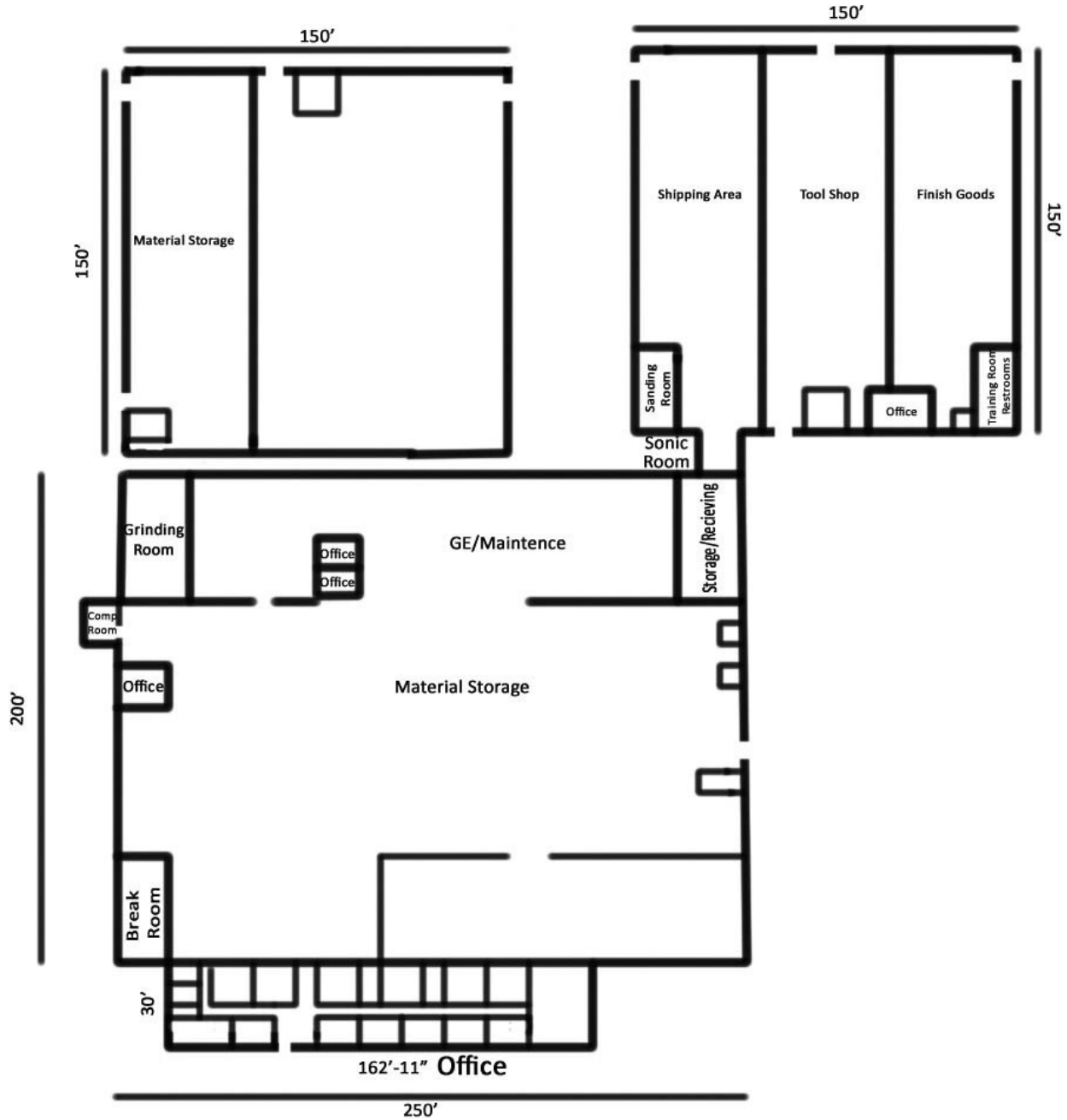
EXTERIOR ACCESS POINTS

2510 FRANKLIN STREET, CARLYLE, IL 62231



FLOOR PLAN

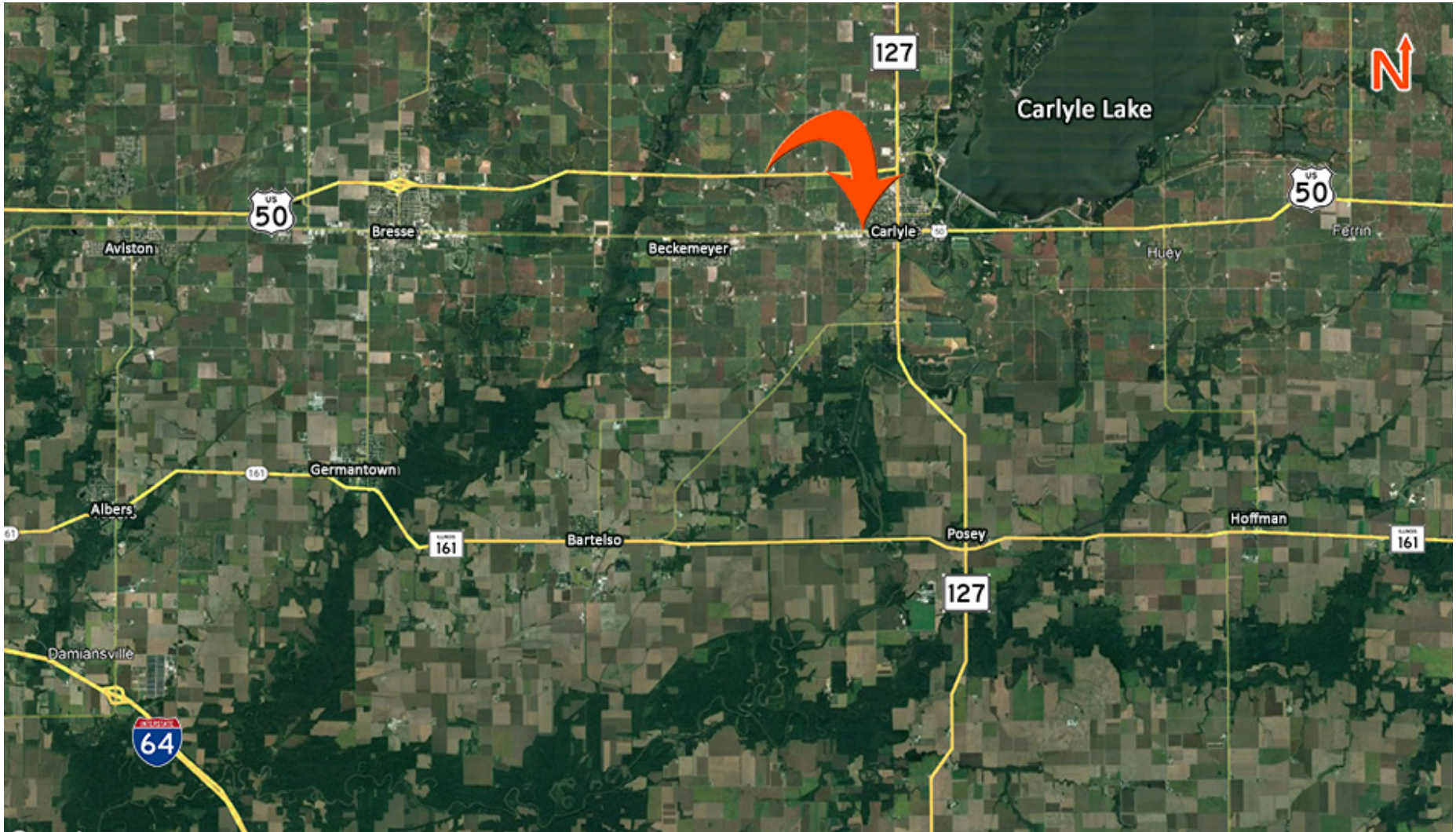
2510 FRANKLIN STREET, CARLYLE, IL 62231



*NOT TO SCALE

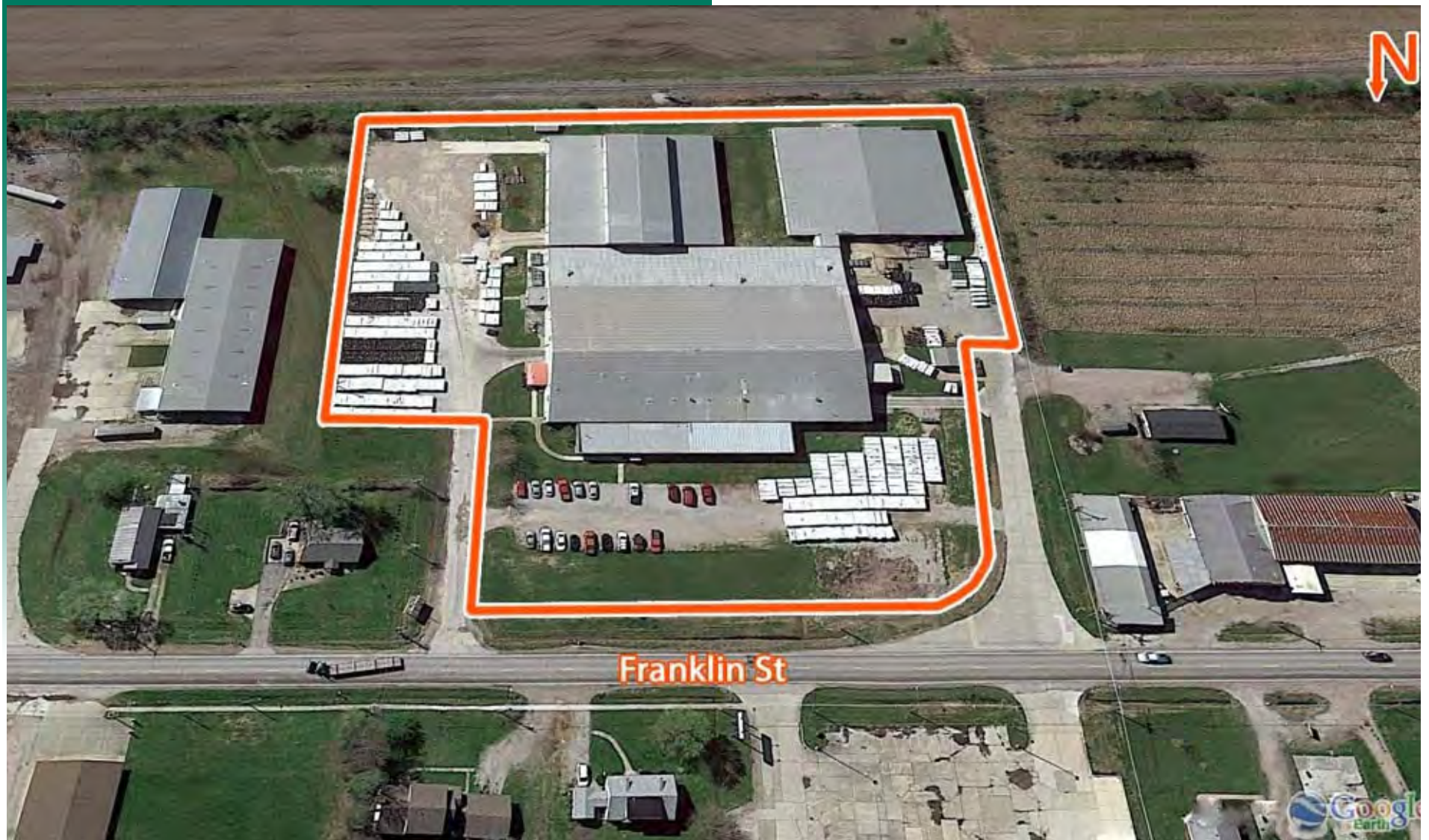
AREA MAP

2510 FRANKLIN STREET, CARLYLE, IL 62231



AREA MAP

2510 FRANKLIN STREET, CARLYLE, IL 62231



LOCATION OVERVIEW

The office and/or warehouse space is situated in Carlyle, IL, just off Old Highway 50, making it easily accessible for transportation and logistics. It's close proximity to St. Louis, MO, offers convenient access to a major metropolitan area.



Zoning I-1



45
Parking Spaces



Old US Highway 50
I-57 (15 Miles)

OFFICE/WAREHOUSE PROPERTY SUMMARY

2510 FRANKLIN STREET, CARLYLE, IL 62231

Listing No: 2145

Industrial
Manufacturing

Total SF Available: 112,584 SF
Min Divisible SF: 112,584 SF

SQUARE FOOT INFO:

Building Total: 112,584 SF
Total Available: 112,584 SF
Direct Lease: 112,584 SF
Sublease: 0 SF
Office: 5,000 SF
Warehouse: 107,584 SF
Min Divisible: 112,584 SF
Max Contiguous: 112,584 SF

LAND MEASUREMENTS:

Acres: 6.37
Frontage:
Depth:

PROPERTY INFORMATION:

Parcel No:	08-07-24-100-025	TIF:	Yes	Property Tax:	\$23,752.28
County:	Clinton	Enterprise Zone:	Yes	Tax Year:	2022
Zoning:	I-1	Foreign Trade Zone:	No		
Zoning By:	City of Carlyle	Survey:	No		
Industrial Park:	Industrial Site	Environmental:	Yes		
Prior Use:	Plastic Injection Molding	Archaeological:	No		

STRUCTURAL DATA:

Year Built:	1988	Clearance Min:	16'	Style:	Metal
Rehab Year:	2017	Clearance Max:	36'	Roof:	Metal
		Bay Spacing:	25' x 50'	Exterior:	Brick / Metal
				Floors:	1
				Floor Type:	Reinforced Concrete
				Floor Thickness:	6"
				Floor Drains:	No



SALE INFORMATION:

For Sale: YES
Sale Price: \$2,500,000
Sale Price/SF: \$22.20/SF
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$2.00
Lease Type: NNN
Net Charges: \$0.25
CAM Charges:
Lease Term:

Leasing Comments:

Manufacturing facility with heavy power and two cranes. Facility is fully sprinkled.

OFFICE/WAREHOUSE PROPERTY SUMMARY

2510 FRANKLIN STREET, CARLYLE, IL 62231

UTILITY INFORMATION

Water Provider:	City of Carlyle	Service:		Location:	On Site
Sewer Provider:	City of Carlyle	Service:		Location:	On Site
Gas Provider:	Ameren IL	Service:		Location:	On Site
Electric Provider:	Ameren IL	Service:		Location:	On Site
AMPS:	10,000 KVA	Phase:	3		
Low Volts:	120	High Volts:	480		
Telecom Provider:	Charter	Service:		Location:	On Site

FACILITY INFORMATION

Truck Dock:	3	Size:	8' x 8'	Parking:	45
Dock Levelers:	Yes	Capacity:	N/A	Surface Type:	Concrete + Asphalt
Drive-In Doors:	6	Size:	(1) 16' x 14', (5) 14' x 12'	Yard:	4
Box Van Doors:	No			Extra Land:	
Overhead Cranes:	Yes	Size:	(1) 30-Ton (1) 7.5-Ton	Additional Facility Information:	
Elevators:	No				Site has Heavy Power, Above ground Diesel Fuel tank on site.
Heating:	Yes	Men's Restroom:	Yes		
Cooling:	Office	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	No		
Sprinklers:	Yes	Ventilation:	Yes		
Lighting:	Fluorescent	Compressed Air:	Yes		
Skylights:	No				

Comments

Heavy Power / Crane Served Manufacturing Facility located 45 minutes from Downtown St. Louis. Offices updated in 2023.

TRANSPORTATION

Interstate:	Old U.S. Highway 50 (15 Miles - I -57)
Rail:	
Barge:	50 Miles (SCF Marine Barge Loading)
Airport:	

Listing Broker(s)

STEVE ZUBER, CCIM, SIOR
Principal
Cell: (314) 409-7283
steve@barbermurphy.com

COLE HENSEL
Broker Associate
Cell: (618) 606-2646
coleh@barbermurphy.com

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.