

**FOR SALE**  
**-OR-**  
**LEASE**

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

**Cole Hensel**

Broker Associate

Cell: (618) 606-2646

Office: (618) 277-4400 (Ext. 28)

coleh@barbermurphy.com

**Steve Zuber - CCIM, SIOR**

Principal

Cell: (314) 409-7283

Office: (618) 277-4400 (Ext. 13)

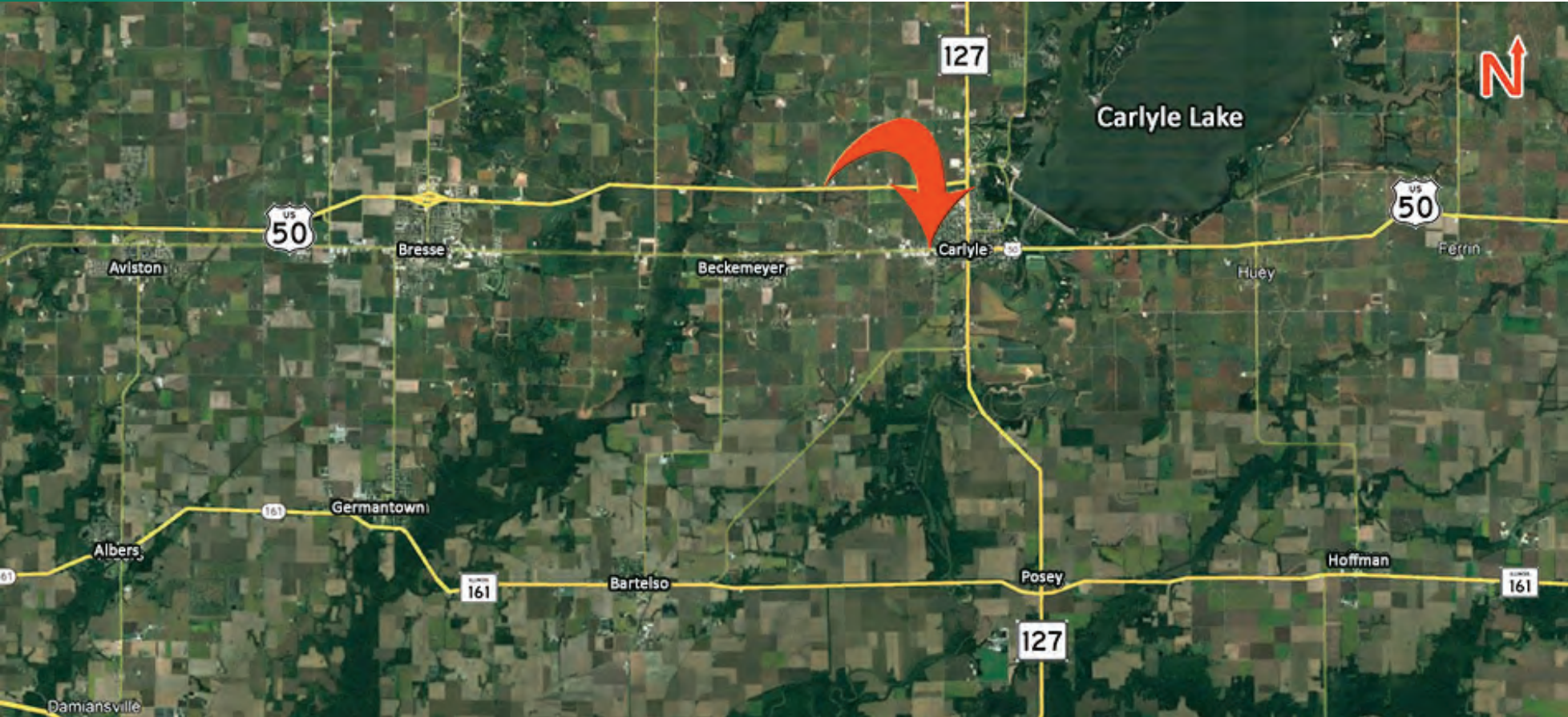
steve@barbermurphy.com



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.

# AREA MAP

2510 Franklin Street, Carlyle, IL 62231



## LOCATION OVERVIEW

Facility is located 45 Minutes from Downtown St. Louis.



REHAB YEAR  
2023



(5) 14'x12'  
(1) 16'x14'



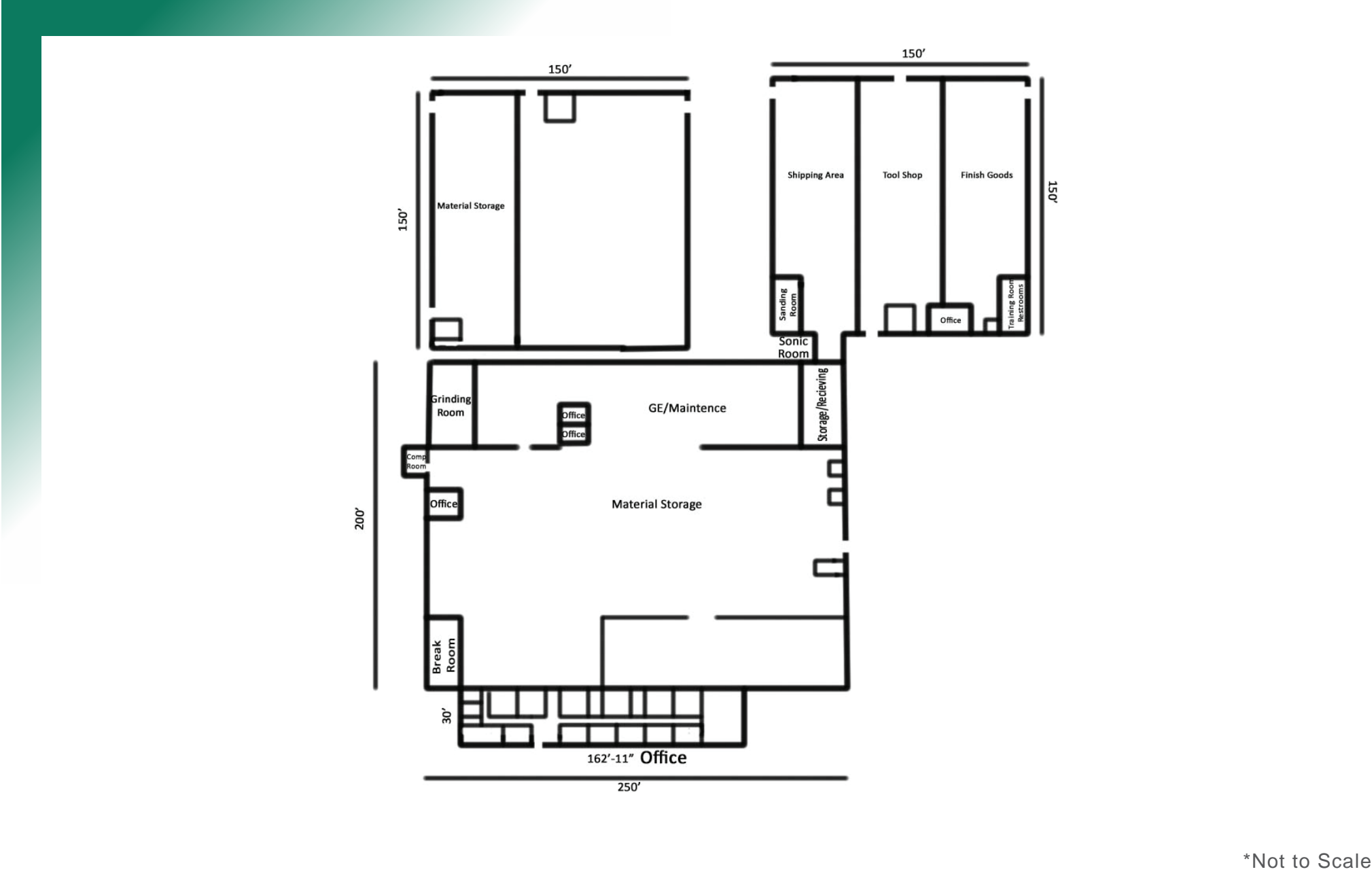
(1) 30-TON CRANE  
(1) 7.5 TON CRANE



COMPRESSED  
AIR

# FLOOR PLAN

2510 Franklin Street, Carlyle, IL 62231



\*Not to Scale

# PROPERTY PHOTOS

2510 Franklin Street, Carlyle, IL 62231



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# INDUSTRIAL PROPERTY SUMMARY

2510 FRANKLIN STREET

**LISTING #** 2145

## LOCATION DETAILS:

Parcel #: 08-07-24-100-025  
County: IL - Clinton  
Zoning: I-1 - City of Carlyle  
Complex: -  
Business Park / Development: -

## PROPERTY OVERVIEW:

Building SF: 112,584  
Vacant SF: 112,584  
Usable Sqft: 112,584  
Office SF: 5,000  
Warehouse SF: 107,584  
Min Divisible SF: 112,584  
Max Contig SF: 112,584  
Lot Size: 6.37 Acres  
Frontage: -  
Depth: -  
Parking Spaces: 45  
Parking Surface Type: Concrete/Asphalt  
Archeological: No  
Environmental: Yes  
Survey: Yes

## STRUCTURAL DATA:

Year Built: 1988  
Renovated: 2023  
Clear Ht Min: 16  
Clear Ht Max: 36  
Bay Spacing: 25' x 50'  
Construction Type: Metal, Brick / Metal  
Roof: Metal  
Floor Type: Reinforced Concrete  
Floor Thickness CRM 2: 6

## FACILITY INFORMATION:

Heat: -  
AC: Office  
Lighting: Fluorescent  
Sprinklers: Yes  
Insulated: Yes  
Ventilation: Yes  
Compressed Air: Yes  
Restrooms Men: Yes  
Restrooms Womens: Yes  
Showers: No  
Floor Drains: No

## LOADING & DOORS:

Dock Doors: 8' x 8'  
# of Dock Doors: 3  
Dock Levelers: Yes  
Dock Leveler Capacity: -  
# Drive In Doors: 6  
Drive In Door Size: (5) 14'x12'; (1) 16'x14'

## TRANSPORATION:

Interstate Access: Old U.S. Hwy 50 (15 miles to I-57)  
Airport Access: 50 miles (SCF Marine Barge Loading)  
Rail Access: -  
Rail Line: -  
Rail Status: -



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**STEVE ZUBER, CCIM, SIOR**

Principal  
O: (618) 277-4400  
C: (618) 277-4400  
steve@barbermurphy.com

**COLE HENSEL**

Broker Associate  
O: (618) 277-4400  
C: (618) 606-2646  
coleh@barbermurphy.com

# INDUSTRIAL PROPERTY SUMMARY PG 2

2510 FRANKLIN STREET

## UTILITY INFO:

Water Provider:	City of Carlyle
Water Location:	On Site
Sewer Provider:	City of Carlyle
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	120
Voltage High:	480
Amps:	10000
Phase:	3

## TAX INCENTIVE ZONES:

TIF District:	Yes
Enterprise Zone:	Yes
Opportunity Zone:	No
Foreign Trade Zone:	No

## FINANCIAL INFORMATION:

Taxes:	\$23,752.28
Tax Year:	2022



## SALE/LEASE INFORMATION:

Sale Price:	\$2,125,000
Price / SF:	\$18.87
Lease Rate:	\$2.00/SF
Lease Type:	NNN

## PROPERTY DESCRIPTION:

- 112,584 SF Manufacturing Facility
- 107,584 SF Warehouse with 5,000 SF Office Space
- 16'-36' Ceiling Height
- HEAVY POWER- 3 Phase, 10,000 AMP, 480V Service
- (6)14' Drive-In Doors; (3)8'x8' Dock Doors
- Above ground Diesel Fuel tank on site