

# FOR LEASE

9981 Ellis Rd.  
St. Jacob, IL 62281



**8,000 SF WAREHOUSE ON 1.5 AC**

**BARBERMURPHY**

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8,000 SF WAREHOUSE



## PROPERTY HIGHLIGHTS



Office



Temperature  
Controlled



Rehab Year  
2021



Clear  
Height; 15'



Drive-Through  
Doors

# AREA MAP

9981 Ellis Rd. St. Jacob, IL 62281



## LOCATION OVERVIEW

Excellent Interstate access. Located only 3 Miles from I-70. 10 Miles to I-64.



I-70



Frontage: 175'  
Depth: 350'

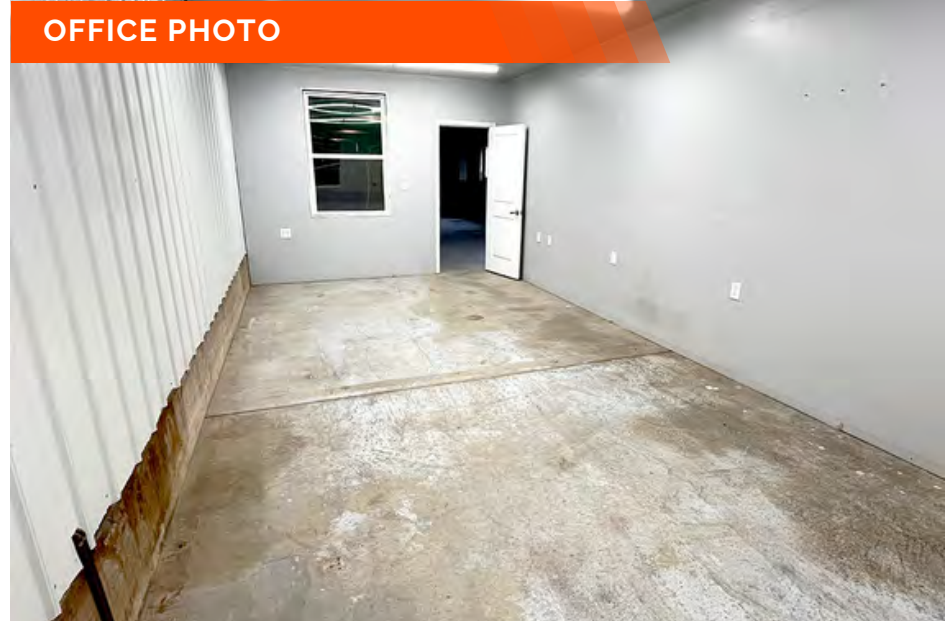
# PROPERTY PHOTOS

9981 Ellis Rd. St. Jacob, IL 62281

INTERIOR PHOTO



OFFICE PHOTO



WAREHOUSE PHOTO



WAREHOUSE PHOTO



# INDUSTRIAL PROPERTY SUMMARY

#2866

9981 Ellis Rd. St. Jacob, IL 62281

## LEASE INFORMATION:

For Lease: YES  
Lease Rate: \$5,000/MO  
Lease Type: Gross  
Lease Term: 12 Months  
Min Rent/SF: \$7.50

## SQUARE FOOT INFO:

Building Total: 8,000 SF  
Total Available: 8,000 SF  
Direct Lease: 8,000 SF  
Sublease: 0 SF  
Office: 200 SF  
Warehouse: 7,800 SF  
Min Divisible: 1.5 AC

## LAND MEASUREMENTS:

Acres: 1.5 AC  
Frontage: 175 FT  
Depth: 350 FT

## PROPERTY INFORMATION:

Parcel No: 05-2-23-07-00-000-023  
County: Madison  
Zoning: M-1  
TIF: NO  
Enterprise Zone: NO  
Foreign Trade Zone: NO  
Survey: NO  
Environmental: NO  
Archaeological: NO  
Property Tax: \$3,247

## FACILITY INFORMATION:

Heating/Cooling: Forced-Air  
Sprinklers/Type: None  
Skylights: NO  
Ventilation: NO  
Compressed Air: NO  
Men's Restroom: NO  
Women's Restroom: NO  
Shower: NO  
Breakroom: NO

## STRUCTURAL DATA:

Year Built: 1965  
Rehab Year: 2021  
Clearance Min:  
Clearance Max: 15'  
Construction Type: Wood Frame, Metal  
Roof Type & Age: Metal  
Floors: 1  
Floor Type: Concrete  
Floor Thickness: 14  
Floor Drains: NO

## ACCESS POINTS:

Drive-In Doors: (2) 12'x14'

## OVERHEAD CRANES:

Cranes: NO  
Size:  
Hook Height:

## PARKING:

Spaces: x  
Surface Type: Rock Lot  
Yard: Gravel

# INDUSTRIAL PROPERTY SUMMARY

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## UTILITY INFORMATION:

Water Provider: St. Jacob  
Sewer Provider: Septic  
Gas Provider: Ameren  
Electric Provider: Southwest  
AMPS: 400  
Phase: A3  
High Volts:  
Low Volts:

## TRANSPORTATION:

Interstate: I-70, I-64

## COMMENTS:

Ready for Immediate  
Occupancy.  
Improvements Negotiable



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