

FOR LEASE

9981 Ellis Rd.
St. Jacob, IL 62281



8,000 SF WAREHOUSE ON 1.5 AC

BARBERMURPHY

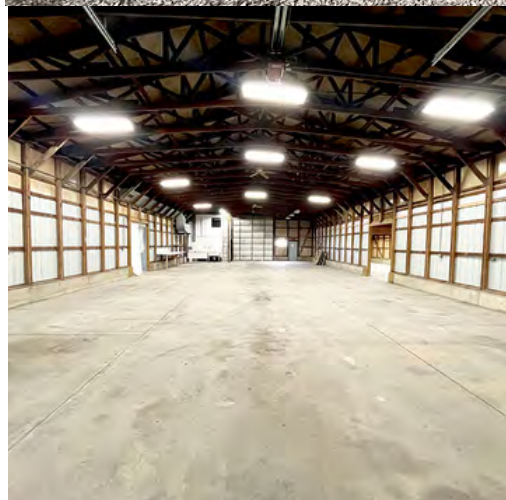
COMMERCIAL REAL ESTATE SOLUTIONS
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8,000 SF WAREHOUSE



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: \$4,000/MO
Lease Type: Gross
Lease Term: 12 Months
Min Rent/SF: \$6.00

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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