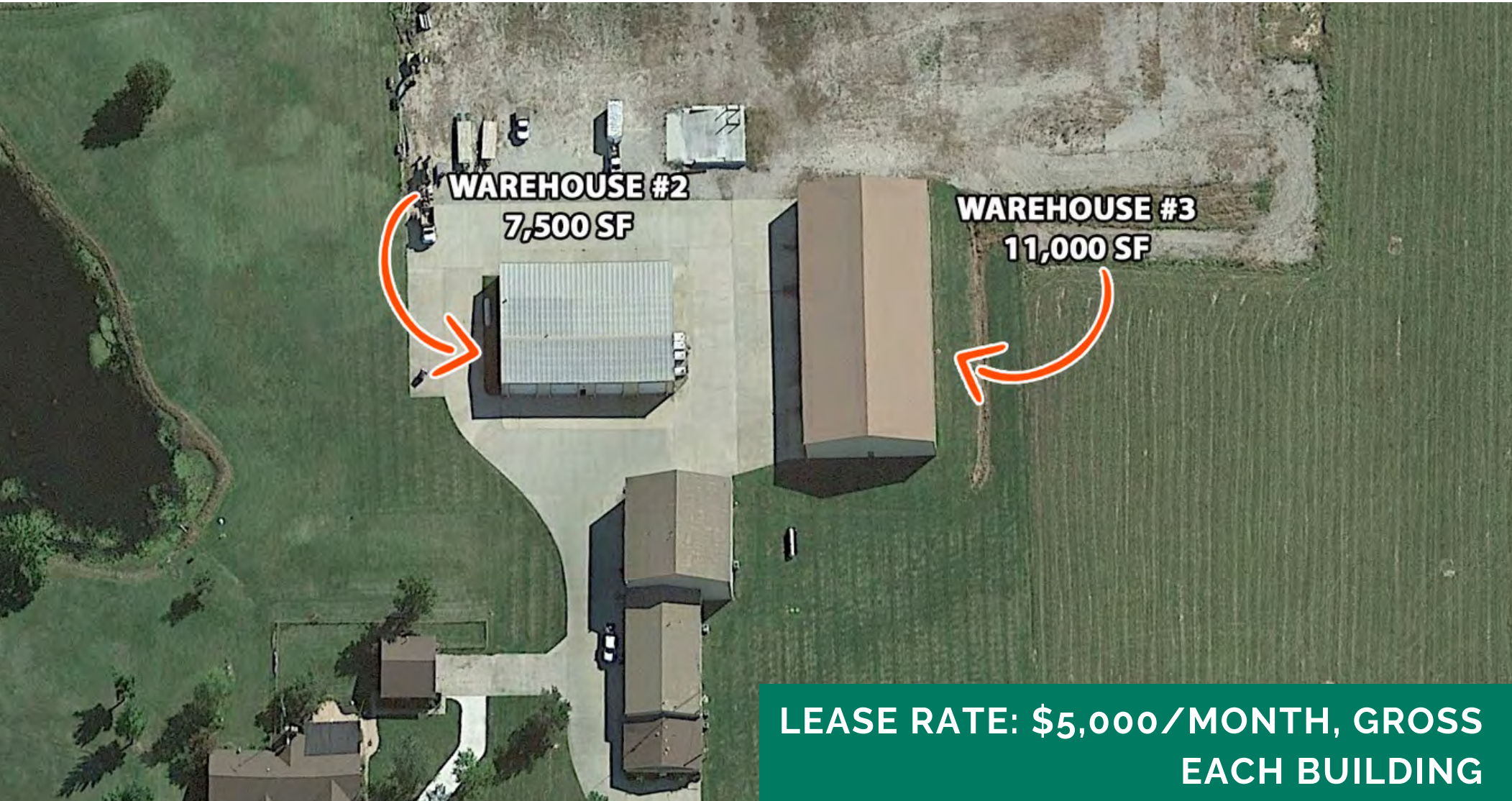


# TWO WAREHOUSE BLDGS FOR LEASE

1138 Schwartz Rd., Centralia, IL 62801



**LEASE RATE: \$5,000/MONTH, GROSS  
EACH BUILDING**

**BARBERMURPHY**

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

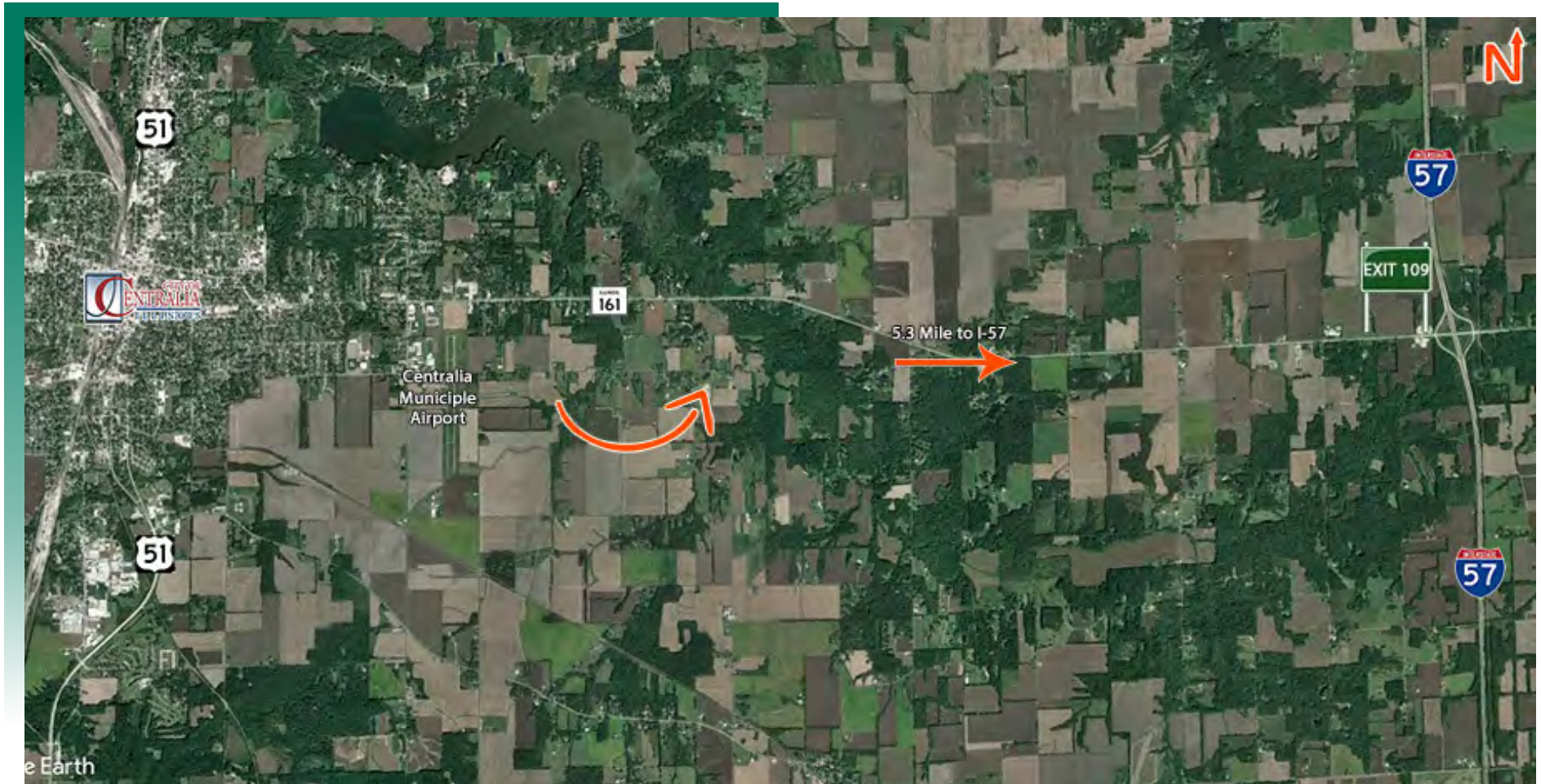
**Steve Zuber - CCIM, SIOR**  
Principal  
Cell: (314) 409-7283  
steve@barbermurphy.com

**Cole Hensel**  
Broker Associate  
Cell: (618) 606-2646  
coleh@barbermurphy.com



## AREA MAP

1138 Schwartz Rd., Centralia, IL 62801



### LOCATION OVERVIEW

The City of Centralia is located in south central Illinois. The property is located off IL Route 161 on Schwartz Rd. It is only 5.3 miles to I-57 (exit 109).

# PROPERTY PHOTOS - WAREHOUSE #2

1138 Schwartz Rd., Centralia, IL 62801

WAREHOUSE #2



WAREHOUSE #2



WAREHOUSE #2



## 7,500 SF WAREHOUSE

- (6) 14'x16' Drive-In Doors
- 16'-18' Clear Height
- Clear Span
- 19'x100' Lean to Off the Back of Warehouse

# PROPERTY PHOTOS - WAREHOUSE #3

1138 Schwartz Rd., Centralia, IL 62801

WAREHOUSE #3



## 11,000 SF WAREHOUSE

- (6) 14'x16' Drive-In Doors
- 16'-18' Clear Height
- Clear Span
- Non Heated/Non Insulated



# INDUSTRIAL PROPERTY SUMMARY

1138 Schwartz Rd., Centralia, IL 62801

#2876

## LEASE INFORMATION:

For Lease: Yes  
Lease Rate: \$5,000/Month  
Lease Type: Gross  
Net Charges:  
CAM Charges:  
Lease Terms:

## SQUARE FOOT INFO:

Building Total: 18,500 SF  
Total Available: 18,500 SF  
Direct Lease: 18,500 SF  
Sublease: 0 SF  
Office: 0 SF  
Warehouse: 18,500 SF  
Min Divisible: 7,500 SF  
Max Divisible: 11,000 SF

## PROPERTY INFORMATION:

Parcel No: 14-23-200-004;008  
County: Marion  
Zoning: Unincorporated  
Industrial Park: N/A  
Prior Use: Timber Equipment  
Repair/Export Yard  
TIF: No  
Enterprise Zone: No  
Foreign Trade Zone: No  
Survey: Yes  
Environmental: No  
Archaeological: No  
Property Tax: \$9,375  
Tax Year: 2022

## FACILITY INFORMATION:

Heating: Warehouse #2  
Cooling: No  
Insulated: Yes - Whse #2  
Sprinklers/Type: No  
Skylights: No  
Ventilation: No  
Compressed Air: No  
Lighting: LED  
Men's Restroom: No  
Women's Restroom: No  
Shower: No  
Breakroom: No

## STRUCTURAL DATA:

Year Built: 1993  
Rehab Year: 2003  
Clearance Min: 16'  
Clearance Max: 18'  
Bay Spacing: Clear Span  
Style: Wood Frame/Steel  
Roof Type/Age: Metal/Wood Truss  
Exterior: Metal  
Floors: 1  
Floor Type: Reinforced  
Floor Thickness: Concrete  
Floor Drains: 6"  
Yes

## ACCESS POINTS:

Truck Dock: None  
Dock Levelers: N/A  
Drive-In Doors: (6)14'x16'  
in each bldg

## UTILITY INFORMATION:

Water Provider: Well  
Size & Location: On Site  
Sewer Provider: Septic  
Size & Location: On Site  
Gas Provider: Propane  
Size & Location: On Site  
Electric Provider: Ameren IL  
Size & Location: On Site  
AMPS: 200  
Phase: Single  
High Volts: 220  
Low Volts:  
Telecom Provider: N/A  
Location: N/A

## PARKING:

Spaces: 30  
Surface Type: Concrete/Rock  
Yard: Gravel/Lay Down  
Extra Land: .

## TRANSPORTATION:

Interstate: I-57 (5.3 miles)  
Rail: N/A  
Barge: N/A  
Airport: Centralia Municipal

# INDUSTRIAL PROPERTY SUMMARY

1138 Schwartz Rd., Centralia, IL 62801



## COMMENTS:

**Warehouse 2:** 7,500 SF Heated/Insulated Warehouse with (6) 14'x16' Drive-In Doors, 16'-18' Clear Height, Clear Span with an additional 19'x100' Lean to off the back of Warehouse.

**Warehouse 3:** 11,000 SF Non Heated/Non Insulated Warehouse with (6) 14'x16' Drive-In Doors and 16'-18' Clear Height, Clear Span.

