

FOR SALE
-AND-
LEASE

2900 N 3rd St.
Effingham, IL 62401



9,800 SF WAREHOUSE - WILL DIVIDE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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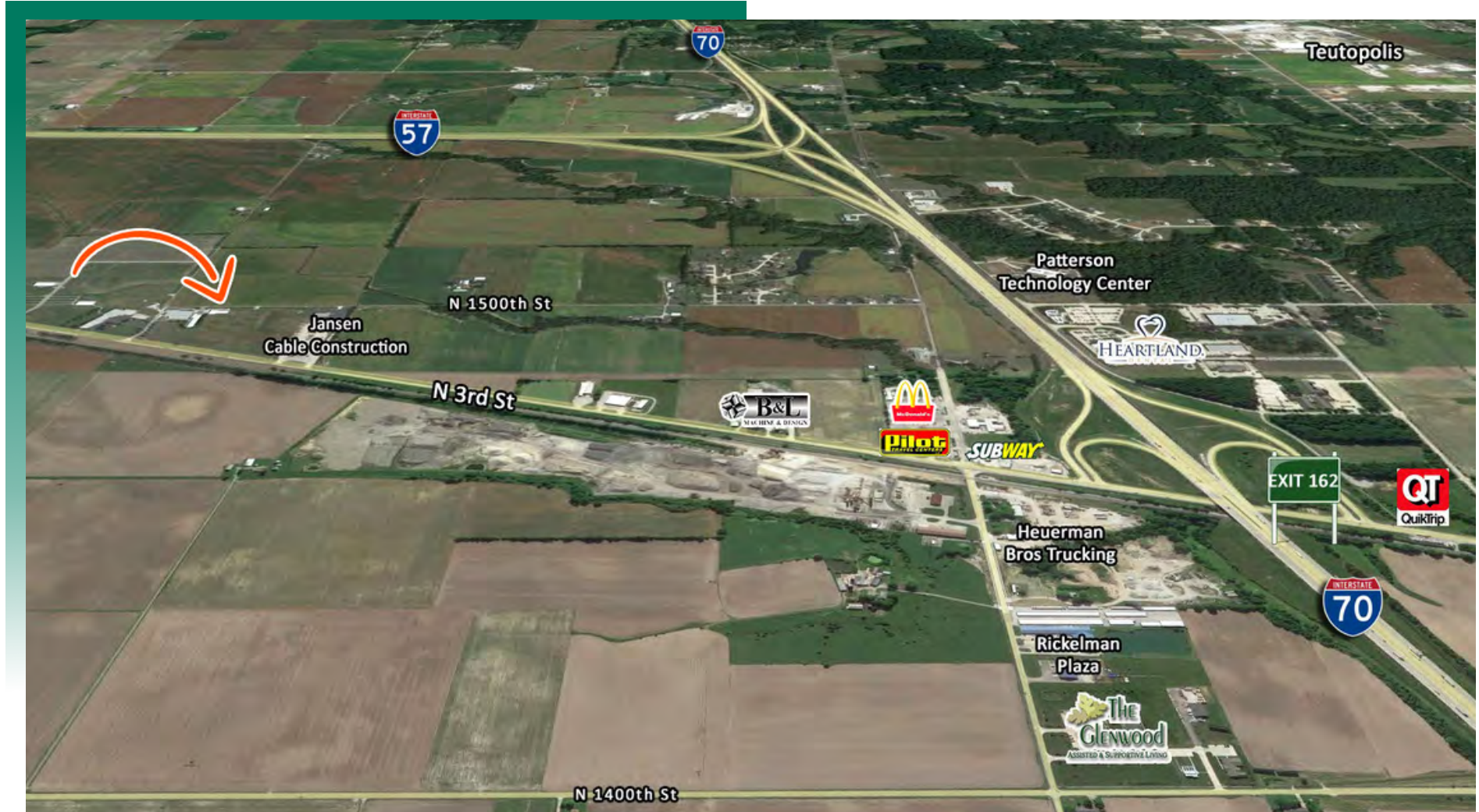
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AREA MAP

2900 North 3rd Street, Effingham, IL 62401



LOCATION OVERVIEW

Convenient proximity to interstates, with I-57 & I-70 accessible within a mere 1.5-mile distance. Furthermore, its location is situated near an interchange with minimal traffic congestion.

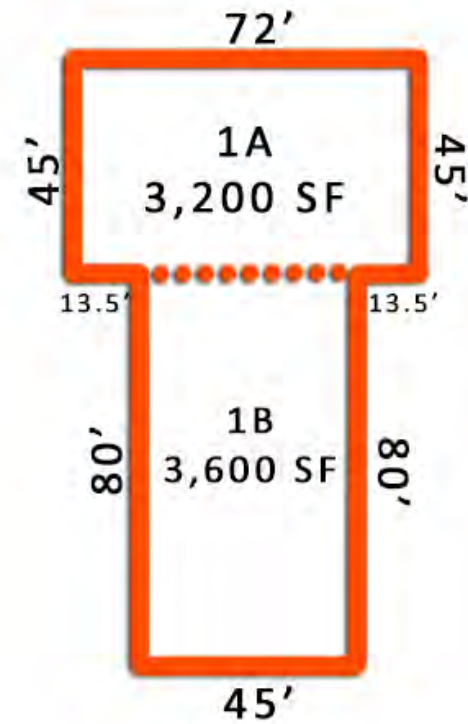
WAREHOUSE -1A

2900 North 3rd Street, Effingham, IL 62401

INTERIOR PHOTO - 1A



INTERIOR PHOTO - 1A



WAREHOUSE 1A

- 3,200 SF
- Heated Warehouse
- (2)14'x12' Drive- In Doors
- 110/220 Power
- Clear Span

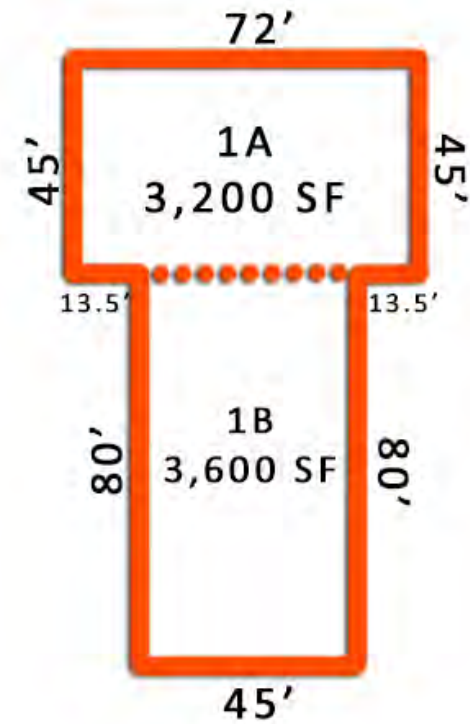
WAREHOUSE - 1B

2900 North 3rd Street, Effingham, IL 62401

INTERIOR PHOTO - 1B



INTERIOR PHOTO - 1B



WAREHOUSE 1B

- 3,600 SF
- Heated Warehouse
- (2) 14'x12' Drive-In Doors
- 110/220 Power
- Clear Span

ADDITIONAL LAND AVAILABLE

2900 North 3rd Street, Effingham, IL 62401



8.29 Acres Adjacent to Bldg. is also available:

- Flat Topography
- Zoned Commercial
- Located in an Enterprise Zone
- All Utilities Available

SALE PRICE:
\$120,672/ACRE
\$2.76/SF

INDUSTRIAL PROPERTY SUMMARY

#2901

2900 North 3rd Street, Effingham, IL 62401

SALE INFORMATION:

For Sale:	Yes
Sale Price:	\$298,000
Sale Price/SF:	\$30.41
Cap Rate:	N/A
GRM:	N/A
NOI:	N/A

LEASE INFORMATION:

For Lease:	Yes
Lease Rate:	\$6,000/Month
Lease Type:	Gross + Utilities
Net Charges:	N/A
CAM Charges:	
Lease Terms:	Negotiable

SQUARE FOOT INFO:

Building Total:	9,800 SF
Total Available:	9,800 SF
Direct Lease:	9,800 SF
Sublease:	0 SF
Office:	0 SF
Warehouse:	9,800 SF
Min Divisible:	3,200 SF
Max Contiguous:	9,800 SF

LAND MEASUREMENTS:

Acres:	1.2 AC
Frontage:	FT
Depth:	FT

PROPERTY INFORMATION:

Parcel No:	0311009065
County:	Effingham
Zoning:	M-1
Industrial Park:	
Prior Use:	Warehouse
TIF:	No
Enterprise Zone:	Yes
Foreign Trade Zone:	No
Survey:	No
Environmental:	No
Archaeological:	No
Property Tax:	TBD
Tax Year:	N/A-

FACILITY INFORMATION:

Heating:	Warehouse
Cooling:	No
Insulated:	Yes
Sprinklers/Type:	None
Skylights:	No
Ventilation:	No
Compressed Air:	Yes
Lighting:	LED
Men's Restroom:	No
Women's Restroom:	No
Shower:	No
Breakroom:	No

STRUCTURAL DATA:

Year Built:	-
Rehab Year:	-
Clearance Min:	13'
Clearance Max:	20'
Bay Spacing:	Clear Span
Style:	Wood Frame
Roof Type & Age:	Metal
Exterior:	Metal
Floors:	1
Floor Type:	Reinforce Concrete
Floor Thickness:	4"
Floor Drains:	No

ACCESS POINTS:

Truck Dock:	None
Dock Levelers:	N/A
Drive-In Doors:	(4) 12'x14'

OVERHEAD CRANES:

Cranes:	No
Size:	N/A
Hook Height:	N/A

PARKING:

Spaces:	15
Surface Type:	Concrete
Yard:	
Extra Land:	8.29/AC adjacent

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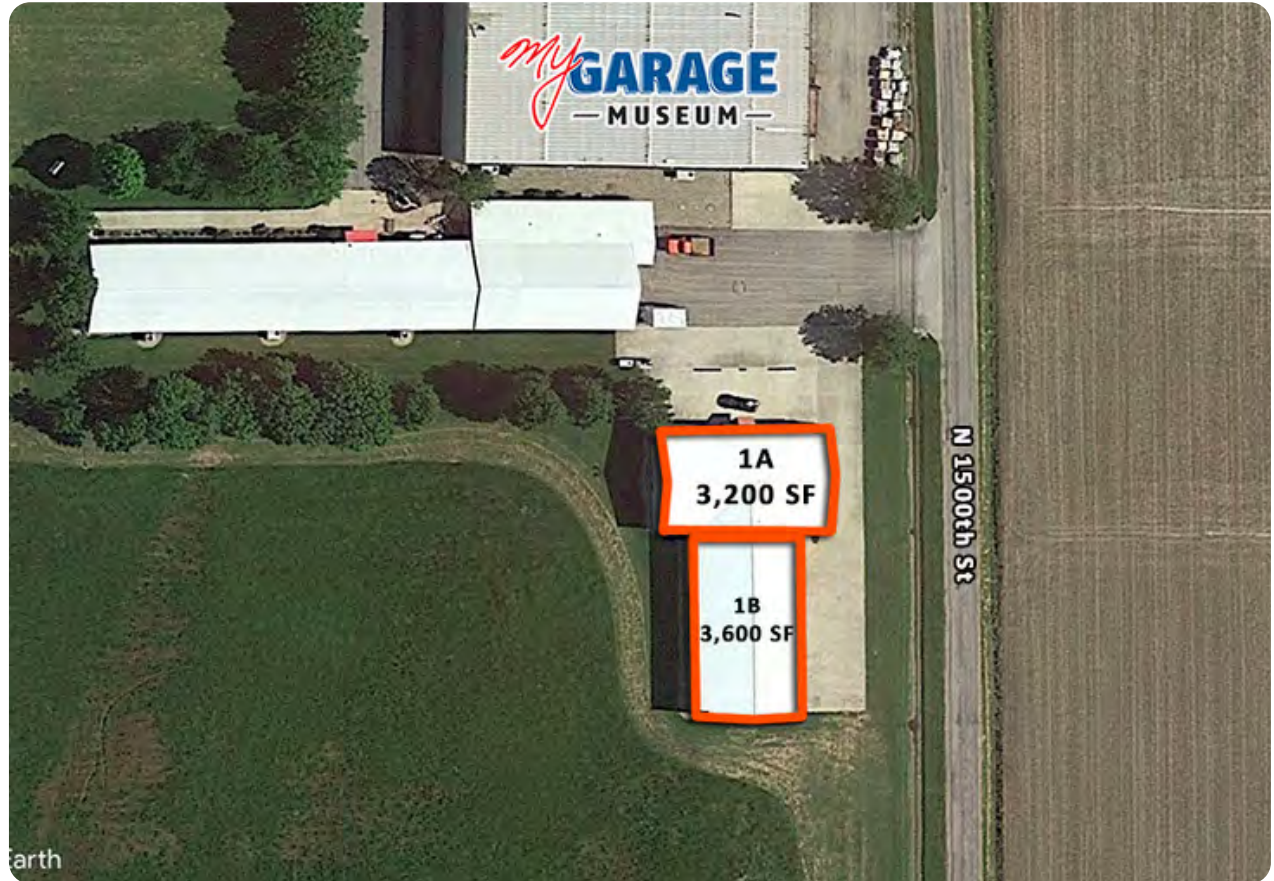
#2901

UTILITY INFORMATION:

Water Provider: City of Effingham
Size & Location: On Site
Sewer Provider: City of Effingham
Size & Location: On Site
Gas Provider: Ameren
Size & Location: On Site
Electric Provider: Ameren
Size & Location: On Site
AMPS: 200
Phase: Single
High Volts: 220
Low Volts: 110
Telecom Provider:
Location:

TRANSPORTATION:

Interstate: I-57 & I-70
Rail: No
Barge: No
Airport: Effingham Municipal



COMMENTS:

9,800 SF Warehouse Available For Sale and For Lease.

Suite 1A is 3,200 SF Heated Warehouse with (2)14'x12' Drive- In Doors, 110/220 Power, and Clear Span.

Suite 1B is 3,600 SF Heated Warehouse with (2)14'x12' Drive-In Doors, 110/220 Power, and Clear Span.

8.29/AC adjacent for Sale - \$120,672/AC



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