

**FOR LEASE**

2900 N 3rd St.  
Effingham, IL 62401



**6,800 SF WAREHOUSE - WILL DIVIDE**

**BARBERMURPHY**  
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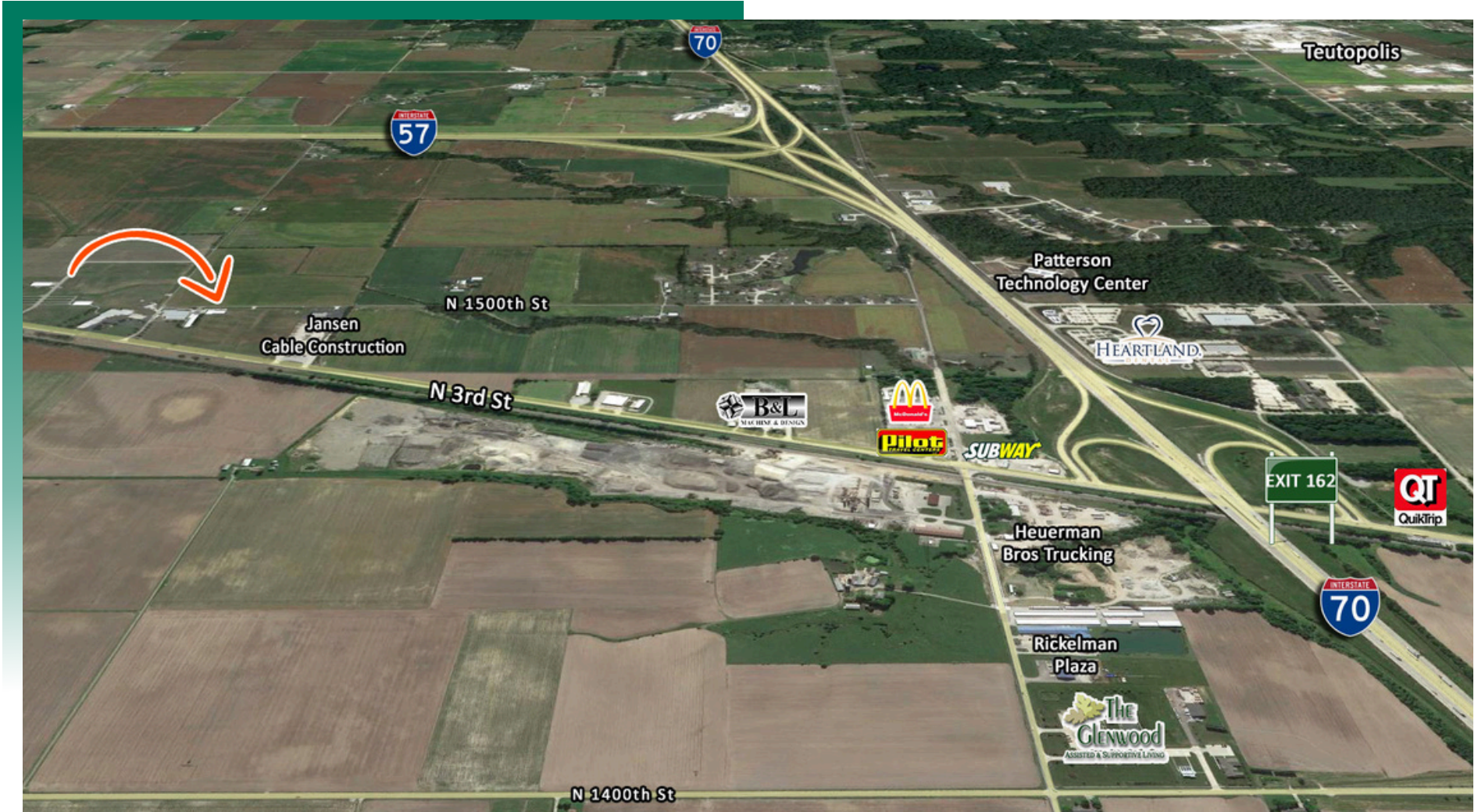
**Cole Hensel**  
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# AREA MAP

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.



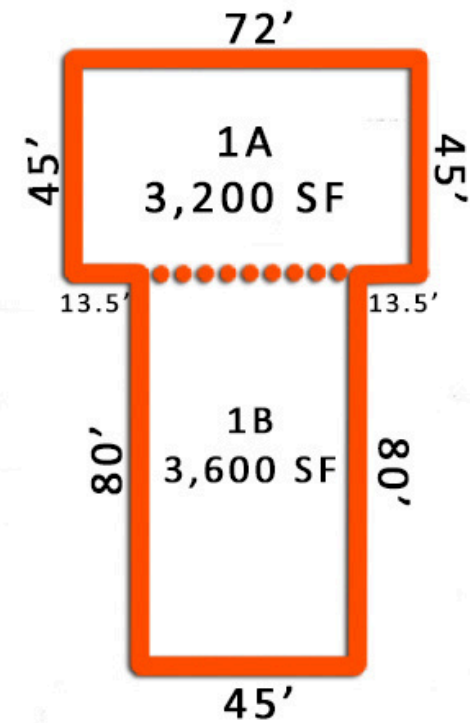
# WAREHOUSE -1A

2900 North 3rd Street, Effingham, IL 62401

INTERIOR PHOTO - 1A



INTERIOR PHOTO - 1A



## WAREHOUSE 1A

- Lease Rate: \$2,500/MO Gross Plus Utilities
- 3,200 SF
- Heated Warehouse
- (2) 14'x12' Drive- In Doors
- 110/220 Power
- Clear Span
- As-is: Any tenant improvements can be added at an additional expense

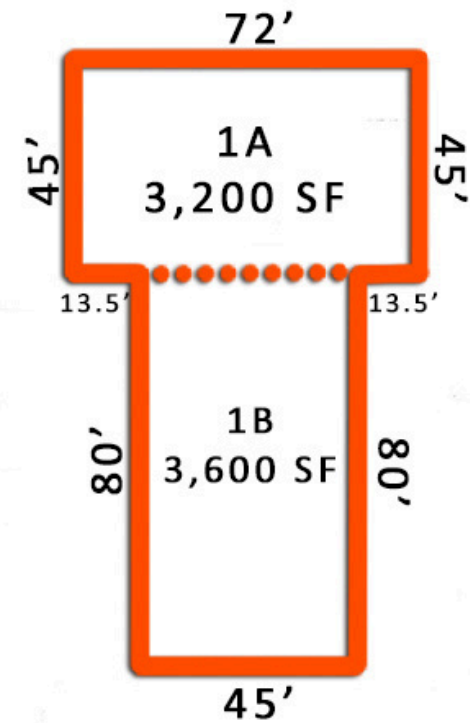
# WAREHOUSE - 1B

2900 North 3rd Street, Effingham, IL 62401

INTERIOR PHOTO - 1B



INTERIOR PHOTO - 1B



## WAREHOUSE 1B

- Lease Rate: \$1,500/MO Gross Plus Utilities
- 3,600 SF
- Heated Warehouse
- (2) 14'x12' Drive-In Doors
- 110/220 Power
- Clear Span
- As-is: Any tenant improvements can be added at an additional expense

# INDUSTRIAL PROPERTY SUMMARY

#2901

2900 North 3rd Street, Effingham, IL 62401

## LEASE INFORMATION:

For Lease:	Yes
Lease Rate (1A ONLY):	\$2,500/MO
Lease Rate (1B ONLY):	\$1,500/MO
Lease Rate (1A & 1B):	\$3,500/MO
Lease Type:	Gross + Utilities
Net Charges:	N/A
CAM Charges:	
Lease Terms:	Negotiable

## SQUARE FOOT INFO:

Building Total:	6,800 SF
Total Available:	6,800 SF
Direct Lease:	6,800 SF
Sublease:	0 SF
Office:	0 SF
Warehouse:	6,800 SF
Min Divisible:	3,200 SF
Max Contiguous:	6,800 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:	N/A
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:	2-3/AC adjacent



# INDUSTRIAL PROPERTY SUMMARY

2900 North 3rd Street, Effingham, IL 62401

#2901

## UTILITY INFORMATION:

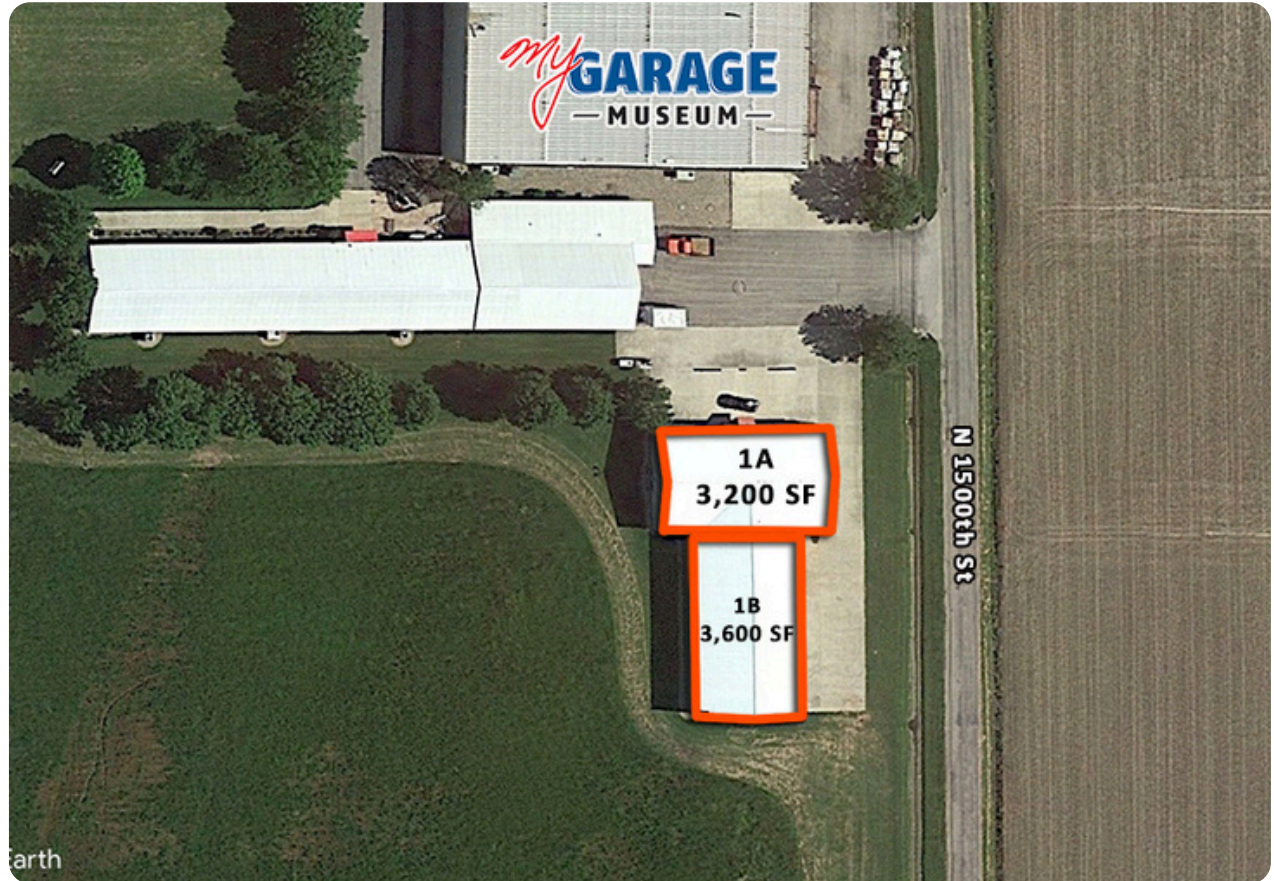
Water Provider: City of Effingham  
Size & Location: On Site  
Sewer Provider: City of Effingham  
Size & Location: On Site  
Gas Provider: Ameren  
Size & Location: On Site  
Electric Provider: Ameren  
Size & Location: On Site  
AMPS: 200  
Phase: Single  
High Volts: 220  
Low Volts: 110  
Telecom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

## TRANSPORTATION:

Interstate: 1.5 Miles to I-70 & I-57  
Rail: No  
Barge: No  
Airport: Effingham Municipal

## COMMENTS:

- 6,800 sf warehouse available For-Lease. Lease rate for undivided space is \$3,500/month gross plus utilities; As-Is.
- Suite 1A is a 3,200 SF heated, clear space warehouse with (2) 14'x12' drive-in doors, Lease Rate is \$2,500/month, Gross plus utilities ; As-Is.
- Suite 1B is a 3,600 SF heated, clear space warehouse with (2) 14'x12' drive-in doors, Lease Rate is \$1,500/month, Gross plus utilities; As-Is.
- Tenant improvements requested of the Landlord are negotiable.
- Additional acreage adjacent to the building can be made available for lease. Pricing negotiable.



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