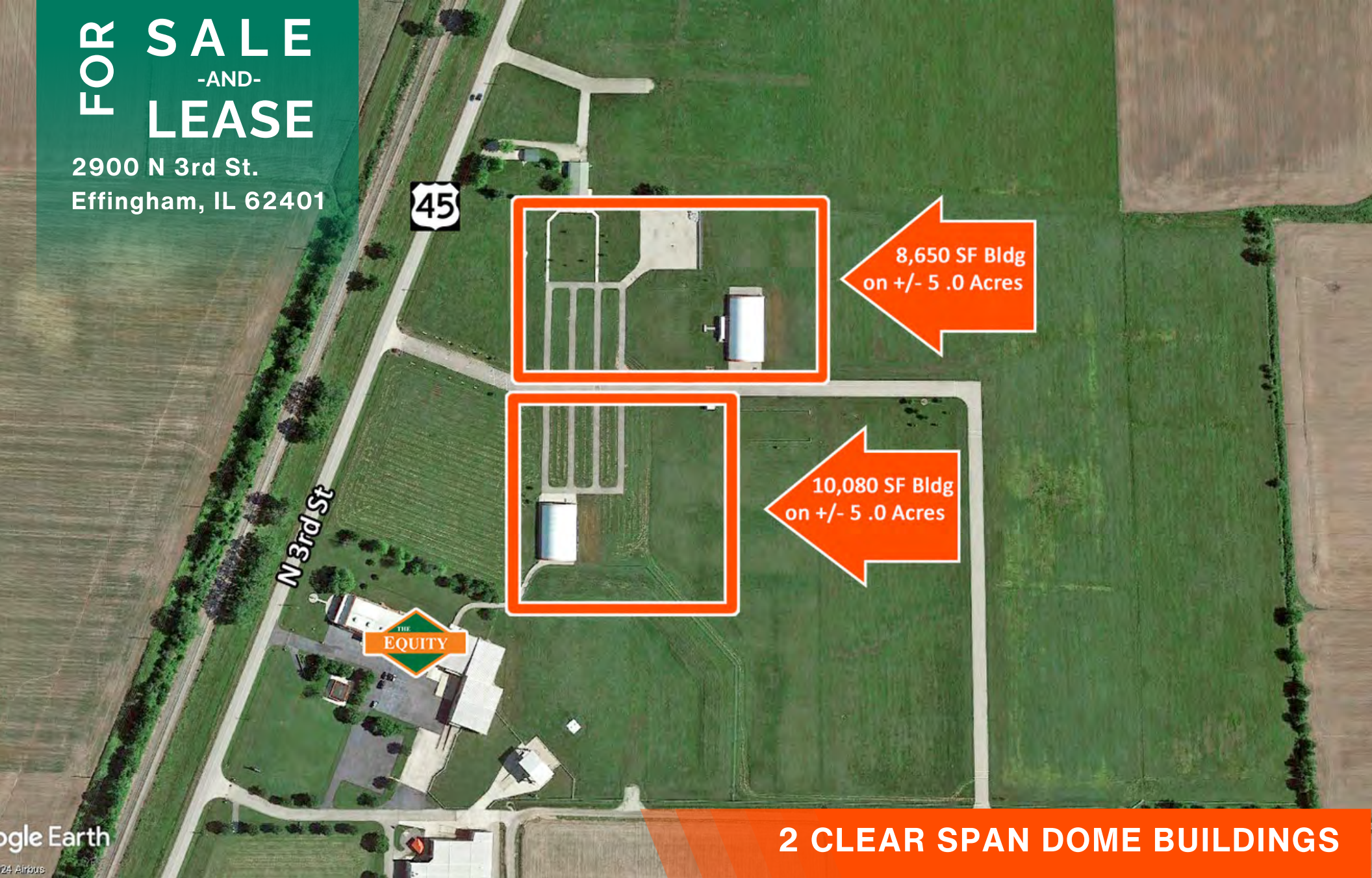


# FOR SALE -AND- LEASE

2900 N 3rd St.  
Effingham, IL 62401



Google Earth  
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**2 CLEAR SPAN DOME BUILDINGS**

**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

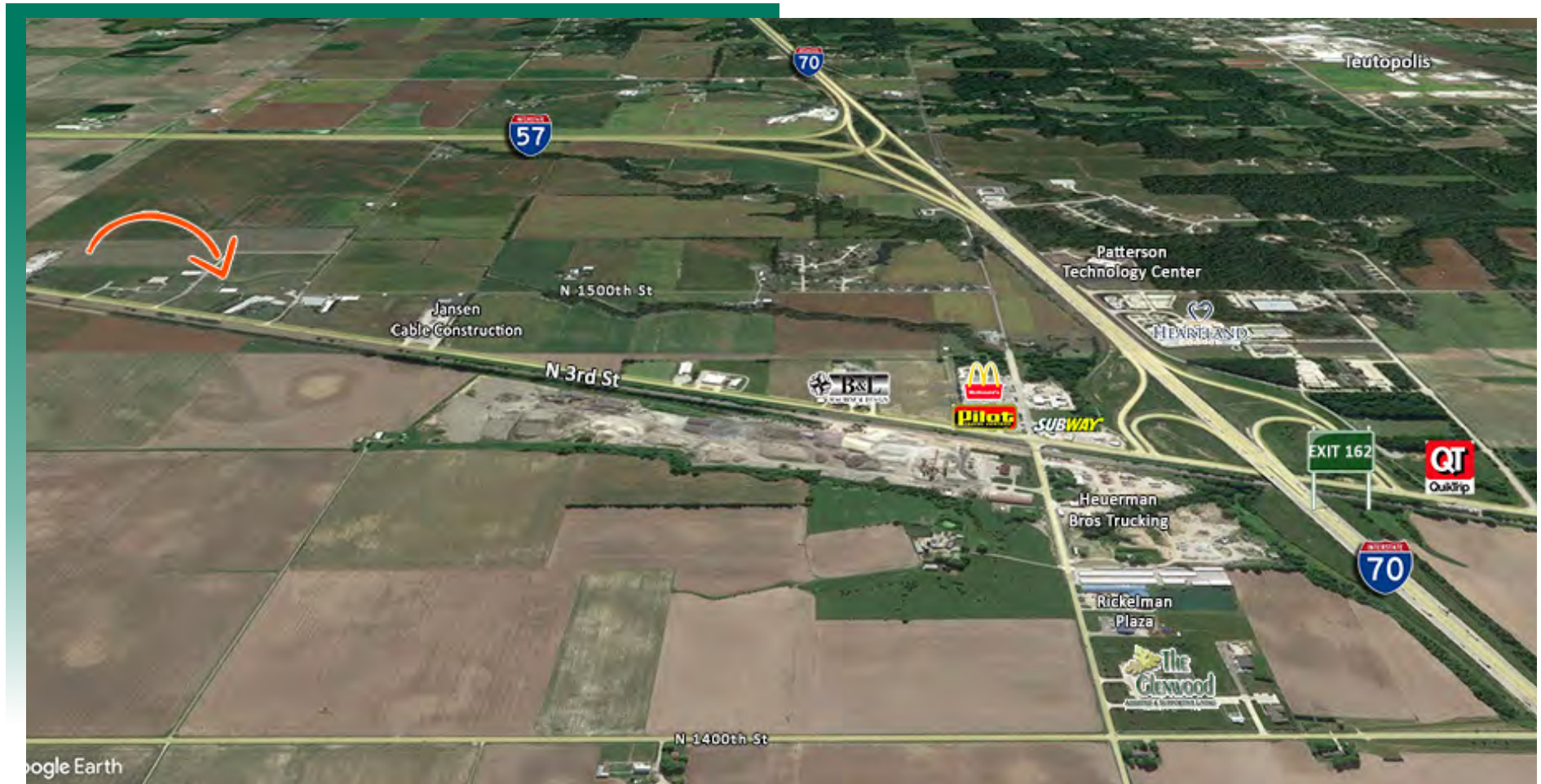
**Cole Hensel**  
Broker Associate  
Cell: (618) 606-2646  
coleh@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

## AREA MAP

2900 N 3rd St., 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.

# FUN DOME - NORTH DOME

2900 N 3rd St., Effingham, IL 62401



## PROPERTY OVERVIEW

- 8,650 SF
- Non-heated/non-insulated
- Clear Span
- (1) 30'x15' Grade Level Doors
- Single Phase Power, 120-240V, 200 AMP electric service

# INSTALL DOME - SOUTH DOME

2900 N 3rd St., Effingham, IL 62401



## PROPERTY OVERVIEW

- 10,080 SF
- Non-heated/non-insulated
- Clear Span
- (1) 30'x15' Grade Level Door
- Single Phase Power, 120-240V electric service

# INDUSTRIAL PROPERTY SUMMARY

#2518

2900 N 3rd St., Effingham, IL 62401

## SALE INFORMATION:

For Sale: Yes  
Sale Price: \$400,000  
(each bldg)

## LEASE INFORMATION:

For Lease: Yes  
Lease Rate: Contact Broker  
Lease Type:  
Net Charges:  
CAM Charges:  
Lease Terms:

## SQUARE FOOT INFO:

Building Total: 18,730 SF  
Total Available: 18,730 SF  
Direct Lease: 18,730 SF  
Sublease: 0 SF  
Office: 0 SF  
Warehouse: 18,730 SF  
Min Divisible: 8,650 SF  
Max Contiguous: 10,080 SF

## LAND MEASUREMENTS:

Acres: each site is +/- 5 AC  
Frontage: FT  
Depth: FT

## PROPERTY INFORMATION:

Parcel No: 1212003048  
County: Fayette  
Zoning: M-1  
Industrial Park:  
Prior Use:  
TIF: No  
Enterprise Zone: Yes  
Foreign Trade Zone: No  
Survey: No  
Environmental: No  
Archaeological: No  
Property Tax: TBD  
Tax Year: N/A

## STRUCTURAL DATA:

Year Built: -  
Rehab Year: N/A  
Clearance Min: 20'  
Clearance Max: 20'  
Bay Spacing: Clear Span  
Style:  
Roof Type & Age:  
Exterior:  
Floors: 1  
Floor Type: Reinforced Concrete  
Floor Thickness: 6"  
Floor Drains: No

## ACCESS POINTS:

Truck Dock: None  
Dock Levelers: N/A  
Drive-In Doors: (2) 30'x15'

## PARKING:

Spaces: -  
Surface Type: Grass & Concrete  
Yard: 4 Acres  
Extra Land: Additional land available adjacent to site.

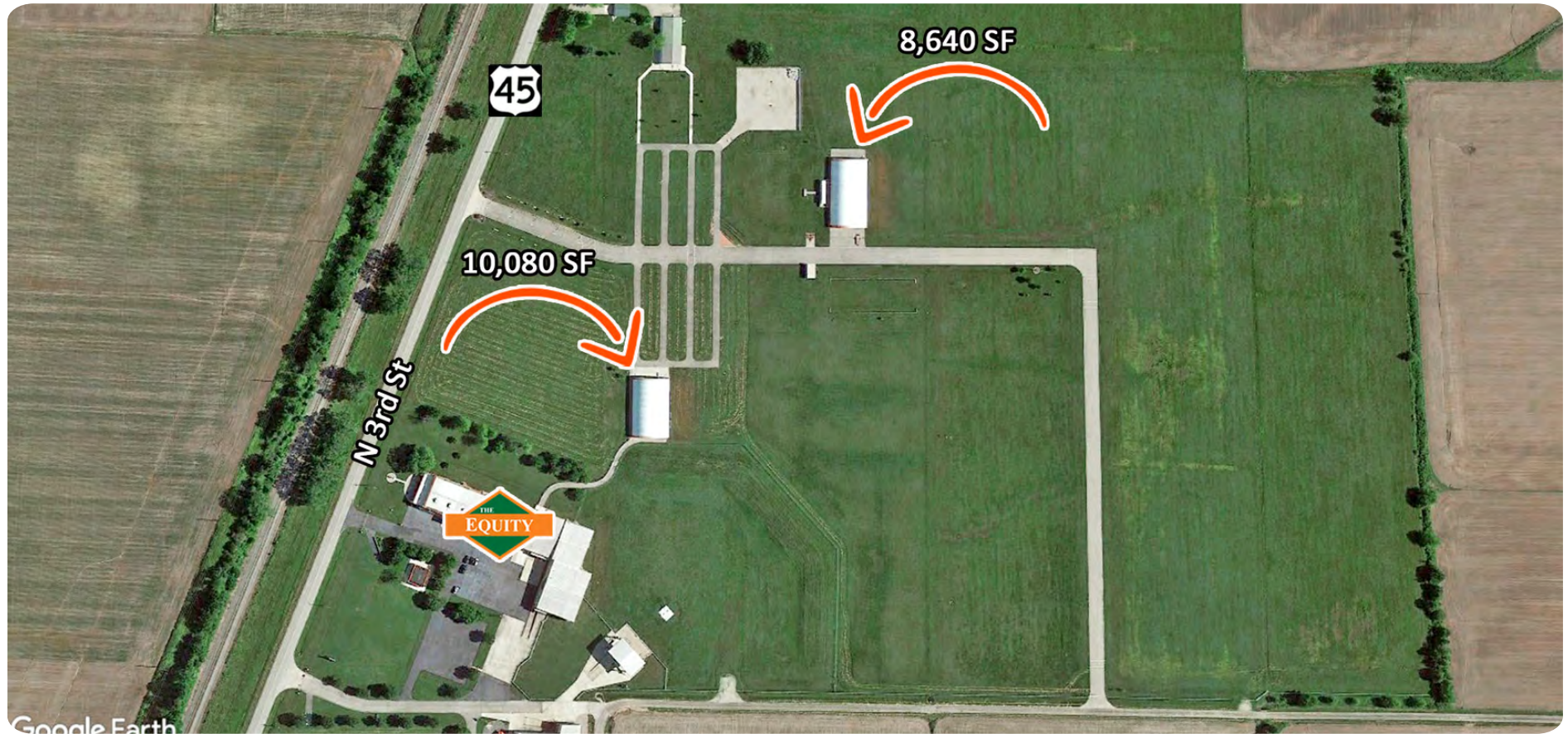
## UTILITY INFORMATION:

Water Provider: City Served  
Size & Location: 10" / On Site  
Sewer Provider: City Served  
Size & Location: 12" / On Site  
Gas Provider: Ameren IL  
Size & Location: 6" / East side along Rt 45  
Electric Provider: Ameren IL/Norris  
Electric  
Location: East side along Rt 45  
AMPS: 225  
Phase: Single  
High Volts: 208  
Low Volts: 120

# INDUSTRIAL PROPERTY SUMMARY

2900 N 3rd St., Effingham, IL 62401

#2518



## TRANSPORTATION:

Interstate: I-57 & I-70  
Rail: N/A  
Barge: N/A  
Airport: Effingham Municipal

## COMMENTS:

(2) non heated/non insulated dome bldgs. Each with (1) drive-in door, clear span and 20' clear height. Each building is situated on a +/- 5.0 Acre site.



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