

FOR LEASE

64,500 SF MANUFACTURING FACILITY

13301 Tinker Ave., Lawrenceville, IL 62439



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

13301 Tinker Ave., Lawrenceville, IL 62439

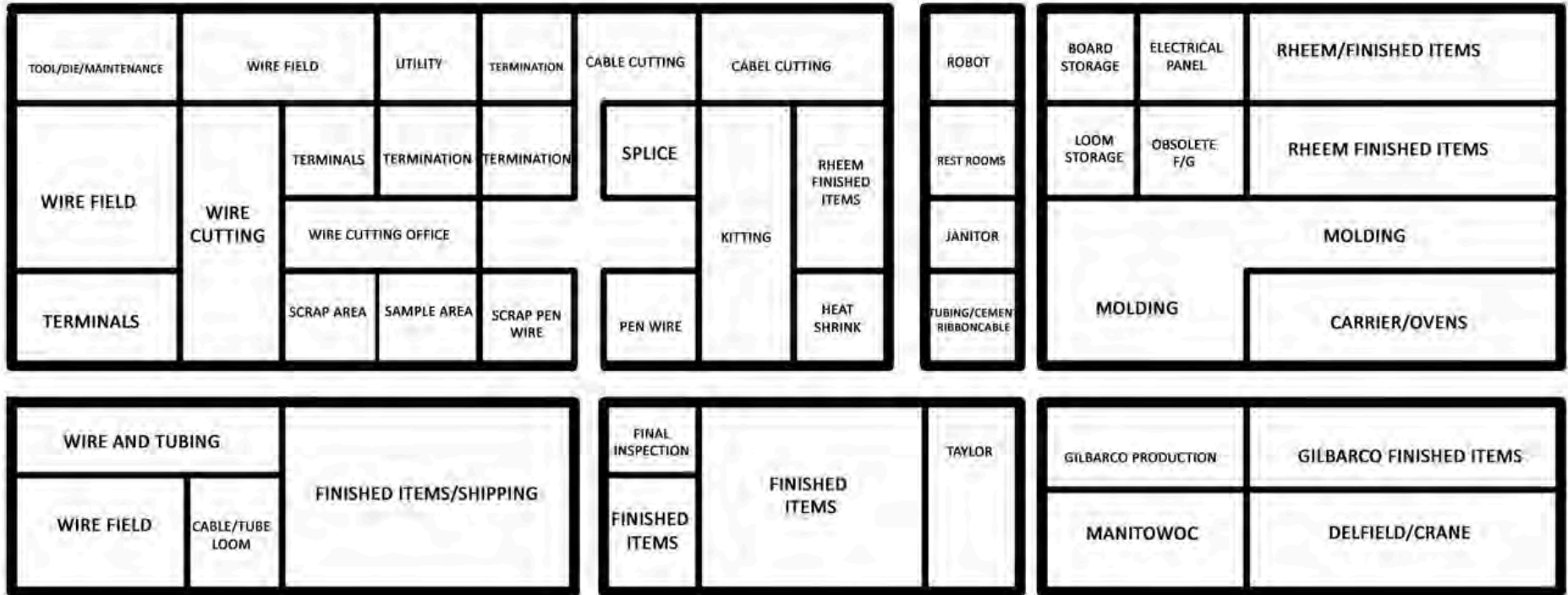


LOCATION OVERVIEW

Located at the public Mid-American Air Center, 3 Miles to US 50, & 30 Miles to I-69. Manufacturing Facility is situated within a Foreign Trade Zone (FTZ 146).

FLOOR PLAN

13301 Tinker Ave., Lawrenceville, IL 62439



*Not to scale

- 64,500 SF Manufacturing Facility
- 61,000 SF Manufacturing Space
- (4) Drive-In Doors, (3) Dock Doors
- 12'-18' Clear Height
- Heavy Power. Ameren Feeds 480 Volts with a 1.5 Megawatt to Site and within the Manufacturing Facility there is 2,500 AMP 3 Phase 480V Service.

PROPERTY PHOTOS

13301 Tinker Ave., Lawrenceville, IL 62439



EXTERIOR PHOTO



EXTERIOR PHOTO



PROPERTY PHOTOS

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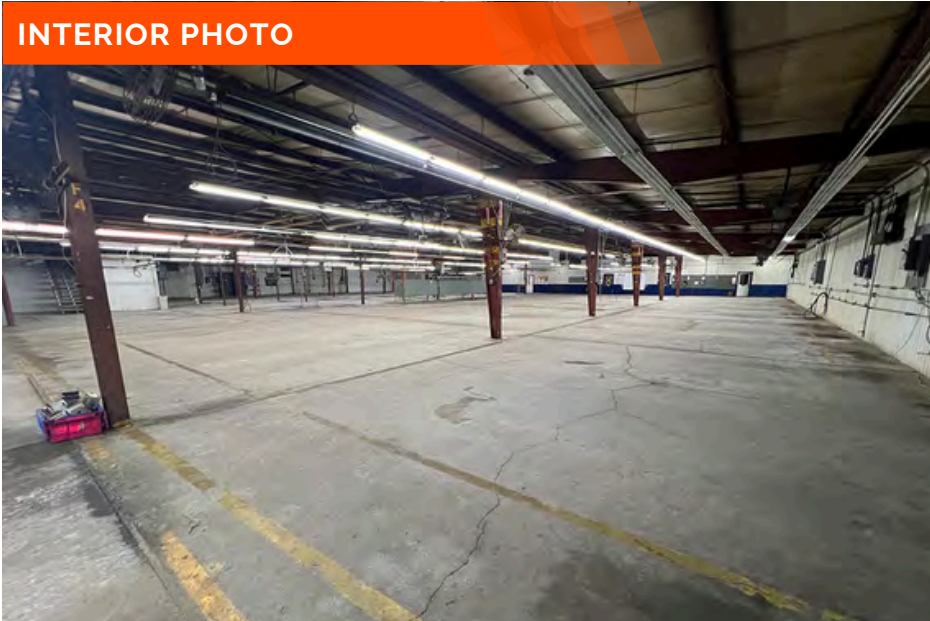
INTERIOR PHOTO



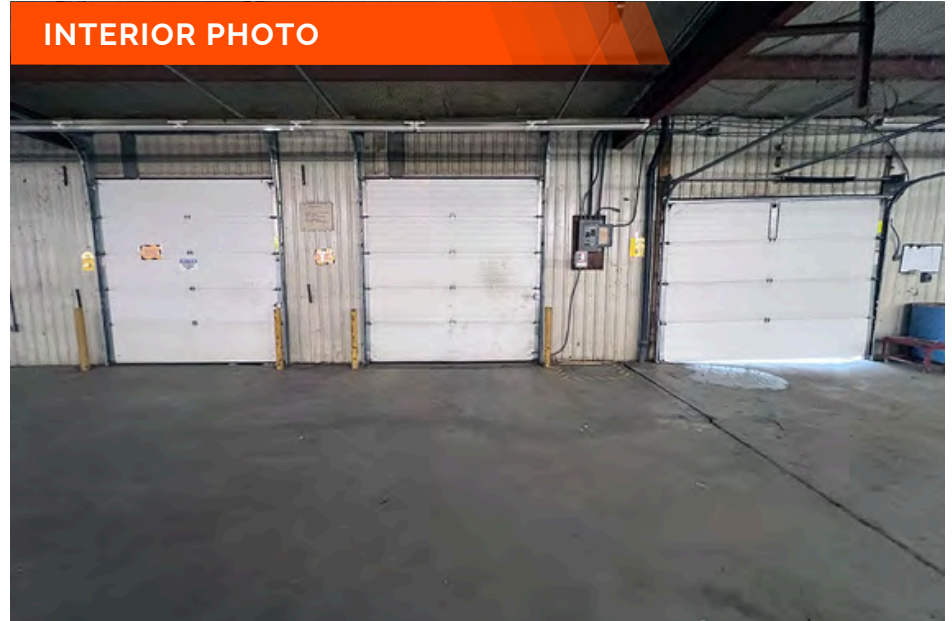
INTERIOR PHOTO



INTERIOR PHOTO

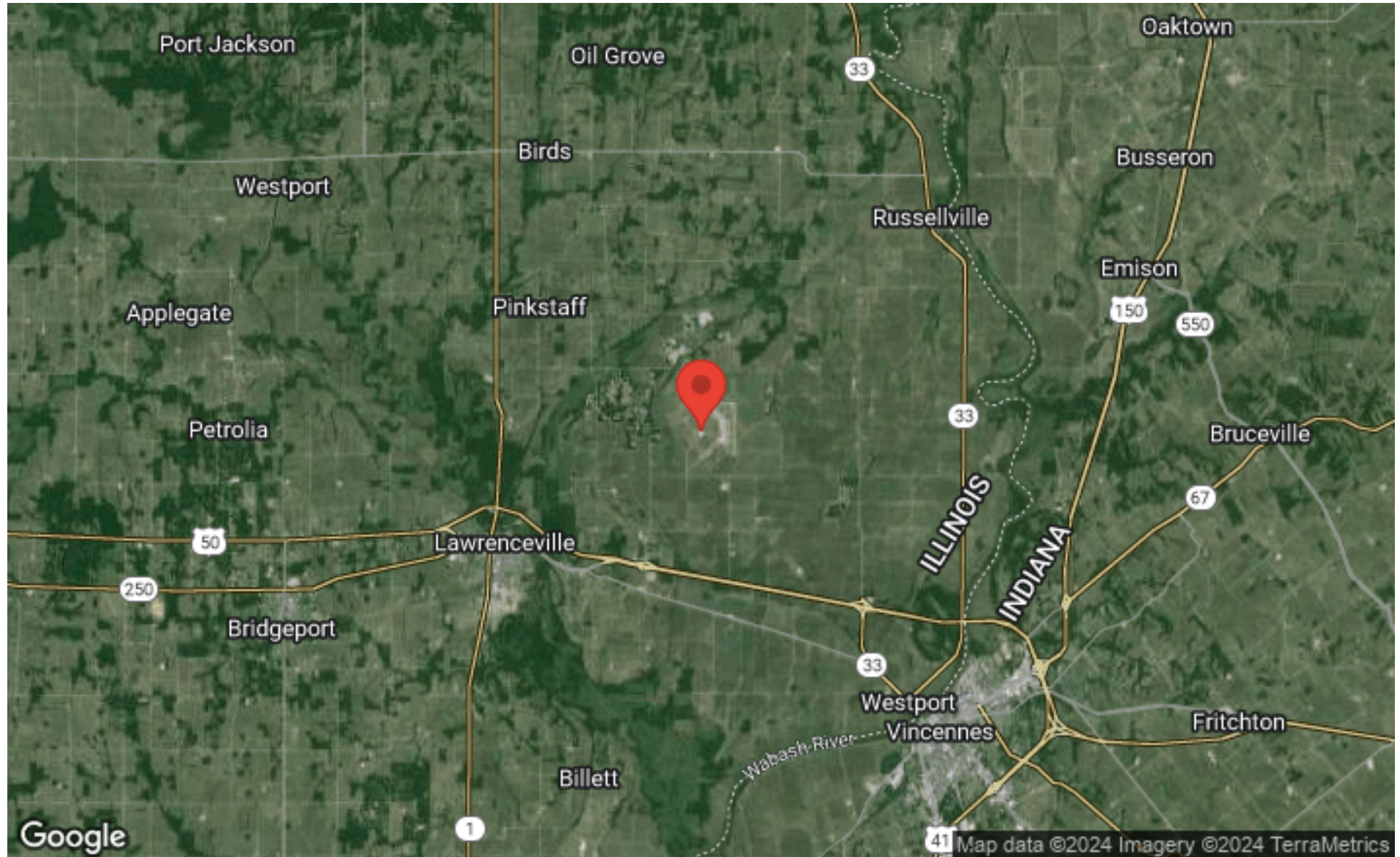


INTERIOR PHOTO



REGIONAL MAP

13301 TINKER AVENUE



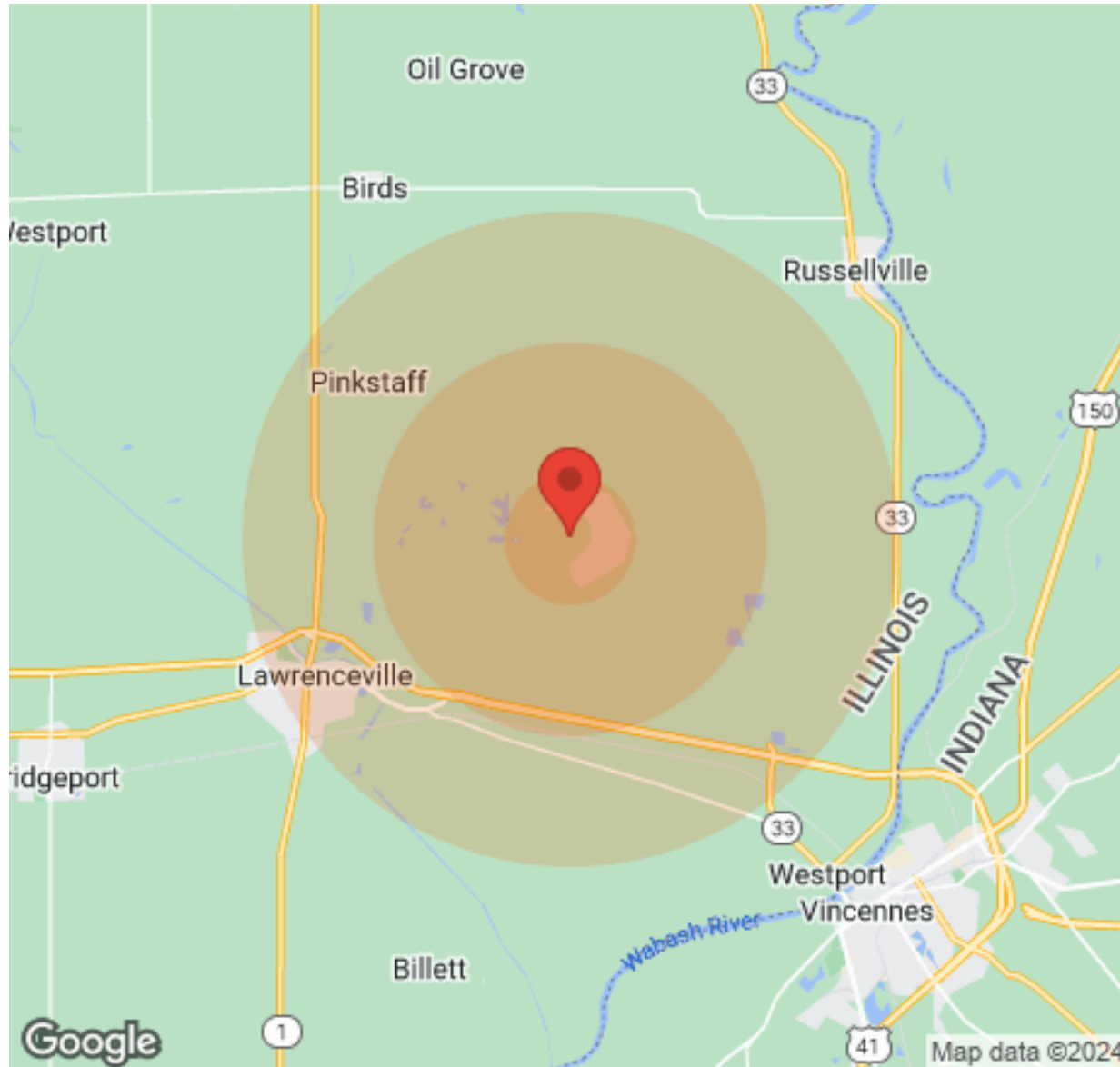
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DEMOGRAPHICS

13301 TINKER AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	N/A	303	2,352
Female	N/A	273	2,676
Total Population	N/A	576	5,028

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$65,161	\$29,176
< \$15,000	N/A	32	593
\$15,000-\$24,999	N/A	23	346
\$25,000-\$34,999	N/A	22	327
\$35,000-\$49,999	N/A	3	243
\$50,000-\$74,999	N/A	62	399
\$75,000-\$99,999	N/A	22	126
\$100,000-\$149,999	N/A	76	230
\$150,000-\$199,999	N/A	13	28
> \$200,000	N/A	N/A	10

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	388	2,885
Occupied	N/A	316	2,557
Owner Occupied	N/A	264	1,678
Renter Occupied	N/A	52	879
Vacant	N/A	72	328

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INDUSTRIAL PROPERTY SUMMARY

13301 TINKER AVENUE

LISTING # 2940

LOCATION DETAILS:

Parcel #: 07-26-100-001
County: IL - Lawrence
Zoning: None
Complex:
Business Park / Development: Mid- American Air Center

PROPERTY OVERVIEW:

Building SF: 64,500
Office SF: 3,500
Warehouse SF: 61,000
Min Divisible SF: 64,500
Max Contig SF: 64,500
Lot Size: 10.0 Acres
Frontage: 564
Depth: 600
Parking Spaces: 75
Parking Surface Type: Rock
Archeological: No
Environmental: No
Survey: Yes

STRUCTURAL DATA:

Year Built: 1985
Renovated: 2013
Clear Ht Min: 12
Clear Ht Max: 18
Bay Spacing: 45'x50'
Construction Type: Metal, Steel
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Office/Warehouse
AC: Office
Lighting: Fluorescent
Sprinklers: None
Insulated: Yes
Ventilation: No
Compressed Air: Yes
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: Yes

LOADING & DOORS:

Dock Doors: 10'x8'
of Dock Doors: 3
Dock Levelers: Yes
Dock Leveler Capacity: N/A
Drive In Doors: 4
Drive In Door Size: (2)8'x8' (2)10'x8'

TRANSPORATION:

Interstate Access: 3 Miles to US 50, & 30 Miles to I-69
Airport Access: Bi State Authority
Rail Access: No
Rail Line: N/A
Rail Status: N/A



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INDUSTRIAL PROPERTY SUMMARY PG 2

13301 TINKER AVENUE

UTILITY INFO:

Water Provider:	Bi State Authority
Water Location:	On Site
Sewer Provider:	Bi State Authority
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	240
Voltage High:	480
Amps:	2500
Phase:	3

TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	No
Foreign Trade Zone:	Yes



SALE/LEASE INFORMATION:

Lease Rate:	\$2.50 / SF
Lease Type:	NNN

PROPERTY DESCRIPTION:

64,500 SF Manufacturing Facility Located on a Public Airport (Mid-American Air Center). 61,000 SF Manufacturing Space includes (4) Drive-In Doors, (3) Dock Doors, 12'-18' Clear Height, and Heavy Power. Ameren Feeds 480 Volts with a 1.5 Megawatt to Site and within the Manufacturing Facility there is 2,500 AMP 3 Phase 480V Service.

Manufacturing Facility is situated within a Foreign Trade Zone (FTZ 146)