

# SALE / LEASE BACK

## 119,400 SF MANUFACTURING FACILITY

3750 Industrial Dr., Carlyle, IL 62231



**SALE PRICE: \$2,500,000**

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

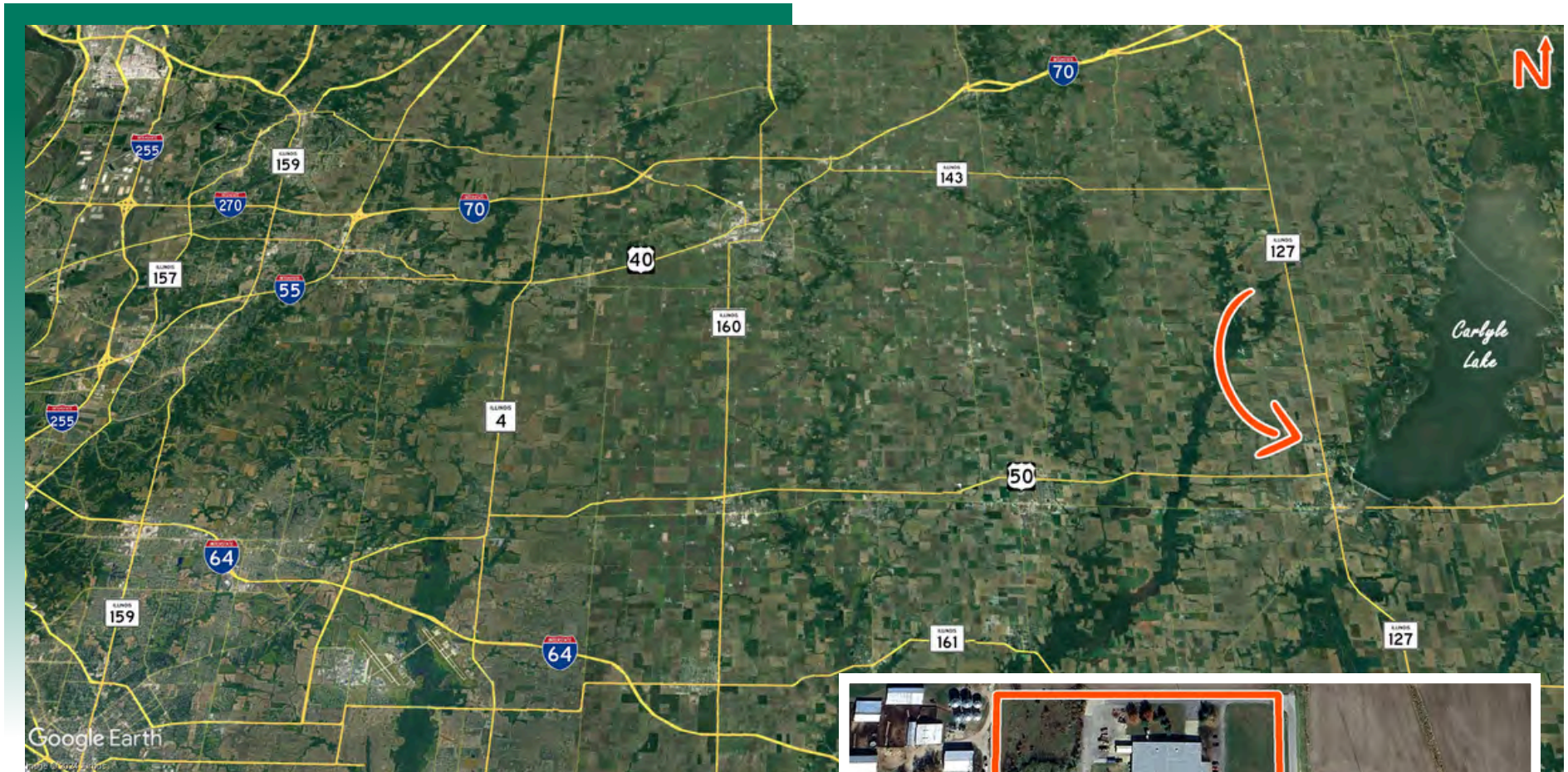
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# AREA MAP

3750 Industrial Dr., Carlyle, IL 62231



## LOCATION OVERVIEW

The property is located off County Rd 1500N and IL route 127. It is situated 15 miles south of I-70 and 20 miles north of I-64.



# PROPERTY PHOTOS

3750 Industrial Dr., Carlyle, IL 62231

EXTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



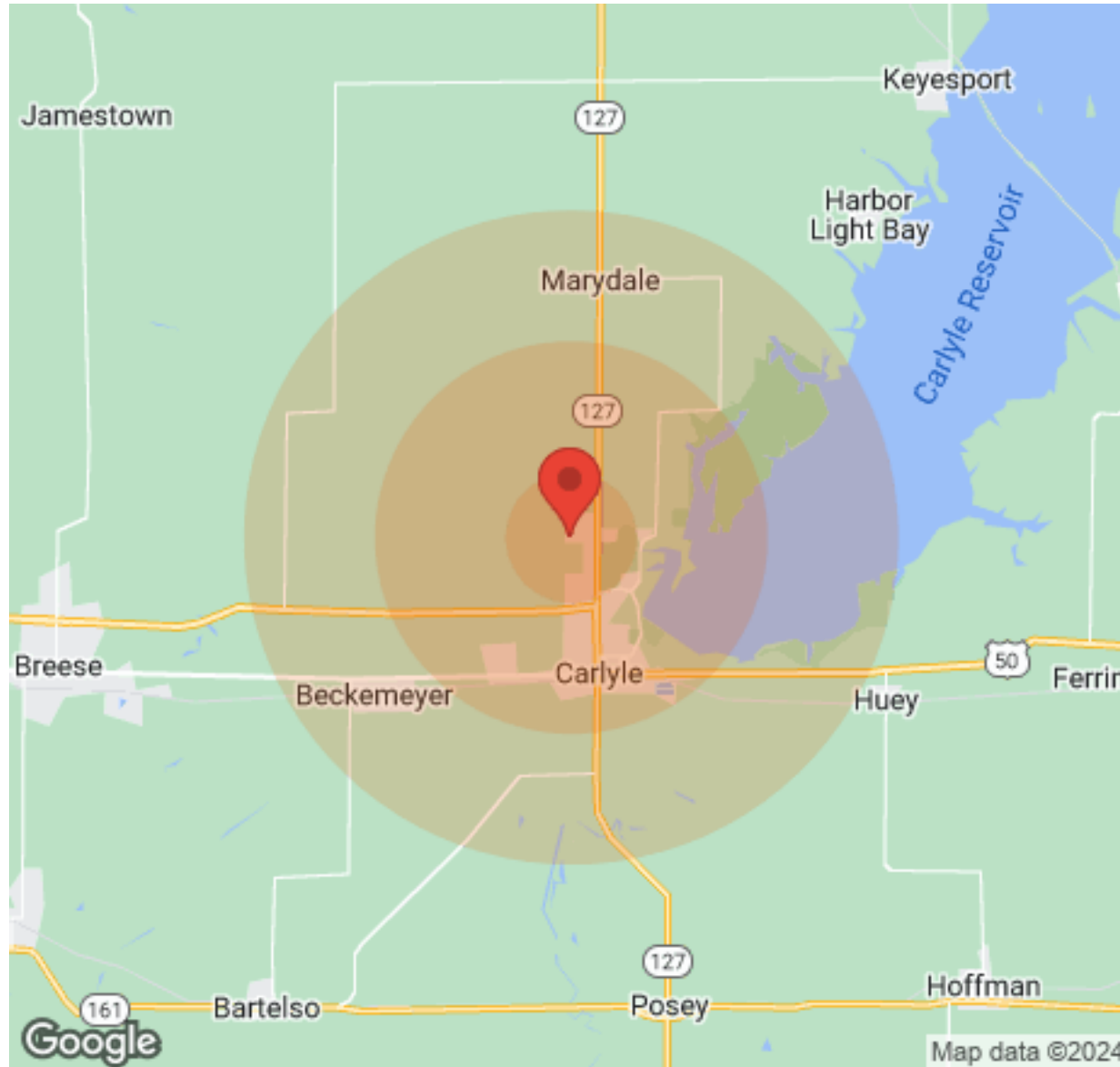
INTERIOR PHOTO



114,600 SF is warehouse and 4,800 SF is office space. It is a steel/metal building with various column spacing with ceiling heights from 18'-24'. It has (3) drive in door 10'x8' and (4) truck dock 8'x8'. The warehouse space is heated and climate controlled in portions with a ESFR wet sprinkler system.

# DEMOGRAPHICS

3750 INDUSTRIAL DR



Population	1 Mile	3 Miles	5 Miles
Male	N/A	1,457	2,407
Female	N/A	1,578	2,500
Total Population	N/A	3,035	4,907

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$35,639	\$41,619
< \$15,000	N/A	210	298
\$15,000-\$24,999	N/A	134	201
\$25,000-\$34,999	N/A	242	312
\$35,000-\$49,999	N/A	207	318
\$50,000-\$74,999	N/A	242	463
\$75,000-\$99,999	N/A	149	216
\$100,000-\$149,999	N/A	52	126
\$150,000-\$199,999	N/A	15	37
> \$200,000	N/A	N/A	3

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	1,518	2,402
Occupied	N/A	1,398	2,185
Owner Occupied	N/A	960	1,645
Renter Occupied	N/A	438	540
Vacant	N/A	120	217

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# INDUSTRIAL PROPERTY SUMMARY

3750 INDUSTRIAL DR

**LISTING #** 2943

## LOCATION DETAILS:

Parcel #: 08-07-01-400-012  
County: IL - Clinton  
Zoning: Industrial

## PROPERTY OVERVIEW:

Building SF: 119,400  
Vacant SF: 119,400  
Usable Sqft: 119,400  
Office SF: 4,800  
Warehouse SF: 114,600  
Min Divisible SF: 119,400  
Max Contig SF: 119,400  
Lot Size: 19.23 Acres  
Frontage: 854'  
Depth: 1011'  
Parking Spaces: 30  
Parking Surface Type: Rock  
Archeological: No  
Environmental: No  
Survey: No

## STRUCTURAL DATA:

Year Built: 1990  
Renovated: N/A  
Clear Ht Min: 18  
Clear Ht Max: 24  
Bay Spacing: Varies  
Construction Type: Mixed, Exterior - Block, Steel, Metal  
Roof: Metal  
Floor Type: Reinforced Concrete  
Floor Thickness: 6"

## FACILITY INFORMATION:

Heat: Yes  
AC: Office  
Lighting: Fluorescent & LED  
Sprinklers: Wet Pipe System  
Insulated: Yes  
Ventilation: Yes  
Compressed Air: Yes  
Restrooms Men: Yes  
Restrooms Womens: Yes  
Showers: No  
Floor Drains: No

## LOADING & DOORS:

# of Dock Doors: 4  
Dock Door Size: 8'x8'  
Dock Levelers: Yes  
Dock Leveler Capacity: -  
# Drive In Doors: 3  
Drive In Door Size: 10'x8'

## TRANSPORATION:

Interstate Access: Old U.S. Highway 50 (15 Miles - I -70, 24 Miles to I-64)  
Airport Access: N/A  
Rail Access: N/A



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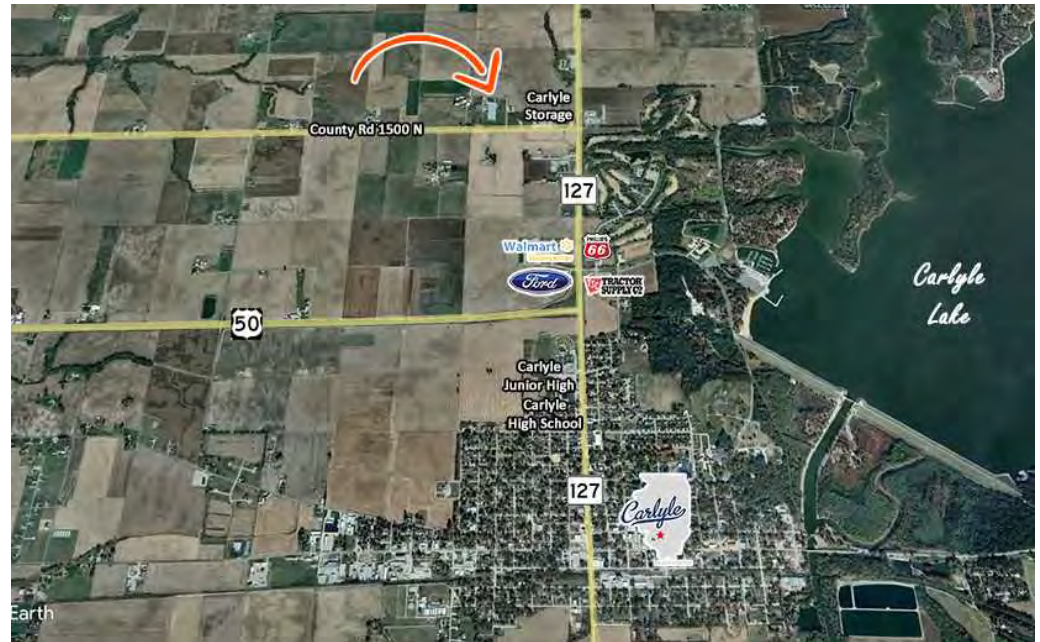
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# INDUSTRIAL PROPERTY SUMMARY PG 2

3750 INDUSTRIAL DR

## UTILITY INFO:

Water Provider:	City of Carlyle
Water Location:	On Site
Sewer Provider:	City of Carlyle
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	220
Voltage High:	480
Amps:	1200
Phase:	3



## TAX INCENTIVE ZONES:

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

## SALE/LEASE INFORMATION:

Sale Price:	\$2,500,000
Price / SF:	\$20.94

## FINANCIAL INFORMATION:

Taxes:	\$54,865.10
Tax Year:	2022

## PROPERTY DESCRIPTION:

This property is on 19.23 acres it consists of a 119,400 SF building, 114,600 SF is warehouse and 4,800 SF is office space. It is a steel/metal building with various column spacing with ceiling heights from 18'-24'. It has (3) drive in door 10'x8' and (4) truck dock 8'x8'. The warehouse space is heated and climate controlled in portions with a ESFR wet sprinkler system.

**SALE LEASEBACK - TERMS ARE NEGOTIABLE.**