

**FOR SUB
LEASE**

**1000 Access Blvd.,
Madison, IL 62060**

THROUGH OCT 2029



154,800 SF WAREHOUSE SPACE

BARBERMURPHY

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


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AREA MAP / PROPERTY PHOTOS


1000 Access Blvd., Madison, IL 62060




22
DOCK DOORS



30'
CLEAR HEIGHT



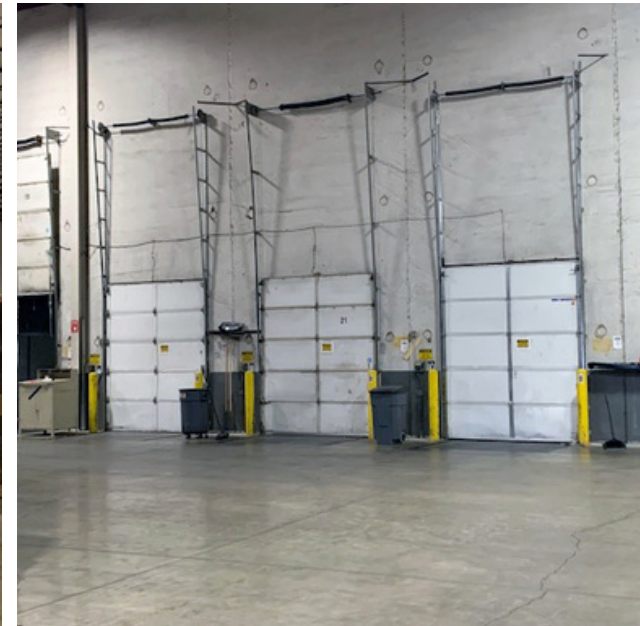
DRY
SPRINKLER SYSTEM



I-64 & I-70

PROPERTY SUMMARY

- 154,800 SF for Sub-Lease
- 22 Dock Doors, 30' Height
- Dry Sprinkler System
- Food Grade



INDUSTRIAL PROPERTY SUMMARY

1000 ACCESS BLVD

LISTING # 0.70

LOCATION DETAILS:

Parcel #: 21-1-19-26-00-000-001.002
County: IL - Madison
Zoning: Industrial - City of Madison

PROPERTY OVERVIEW:

Building SF: 154,800
Office SF: 4,800
Warehouse SF: 150,000
Min Divisible SF: 154,800
Max Contig SF: 154,800
Lot Size: 6.43 Acres
Frontage: 586
Depth: 480
Parking Spaces: 50
Parking Surface Type: Concrete
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1990
Clear Ht Min: 30'
Clear Ht Max: 30'
Bay Spacing: 50'x50'
Construction Type: Concrete Tilt Up, Concrete
Roof: Flat/Membrane
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Warehouse
AC: Office
Lighting: LED
Sprinklers: Dry System
Insulated: Yes
Ventilation: Yes
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

of Dock Doors: 22
Dock Door Size: 10'x8'
Dock Levelers: Yes
Drive In Doors: 1
Drive In Door Size: 12'x12'

TRANSPORATION:

Interstate Access: 2.5 Miles to I-70 & 1/2 Mile to IL Rte 3
Airport Access: Lambert International - 12 Miles
Rail Access: Adjacent
Rail Line: Terminal Rail
Rail Status: Near by



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INDUSTRIAL PROPERTY SUMMARY PG 2

1000 ACCESS BLVD

UTILITY INFO:

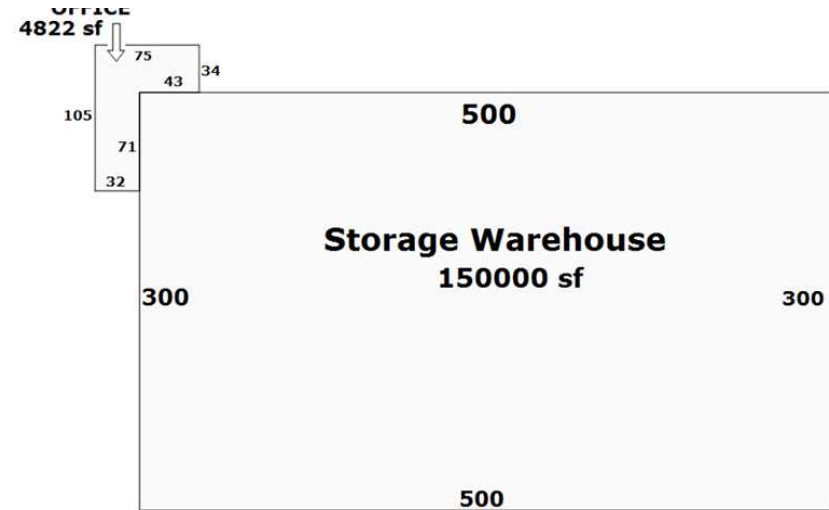
Water Provider:	IL American
Water Location:	On Site
Sewer Provider:	Metro East Sanitary
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	120
Voltage High:	480
Amps:	400
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$134,102.00
Tax Year:	2023



LEASE INFORMATION:

Lease Rate:	\$4.50 / SF
Lease Type:	NNN
NNN Expenses:	\$1.25

Property Description

Tenant will Sublease 154,800 through October 2029. Warehouse is 300' x 500' with 22 truck docks, 30' clear height and 50'x50' column spacing. 4,800 SF of office. Dry Sprinkler System. Food Grade



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