

FOR LEASE

**1015 W Jefferson St.
Vandalia, IL 62471**



26,947 SF OFFICE/WAREHOUSE

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

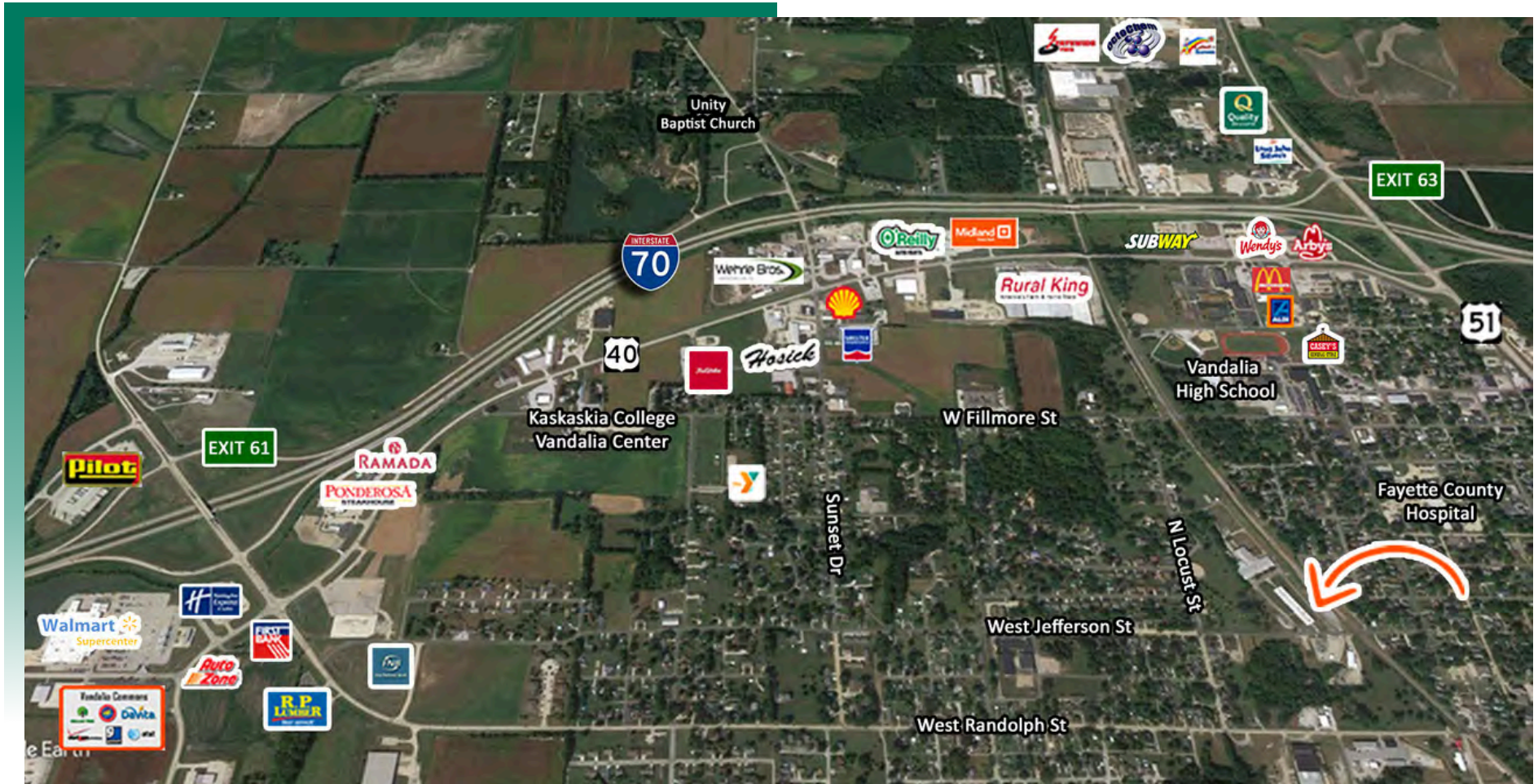
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AREA MAP

1015 W Jefferson St., Vandalia, IL 62471



LOCATION OVERVIEW

- Excellent access to I-70 at Exits 61 and 63
- 1.6 miles off both exits 61 and 63
- Located in a TIF District
- All utilities on site



I-70

EXIT

Exits 61 & 63



All Utilities on Site



TIF District

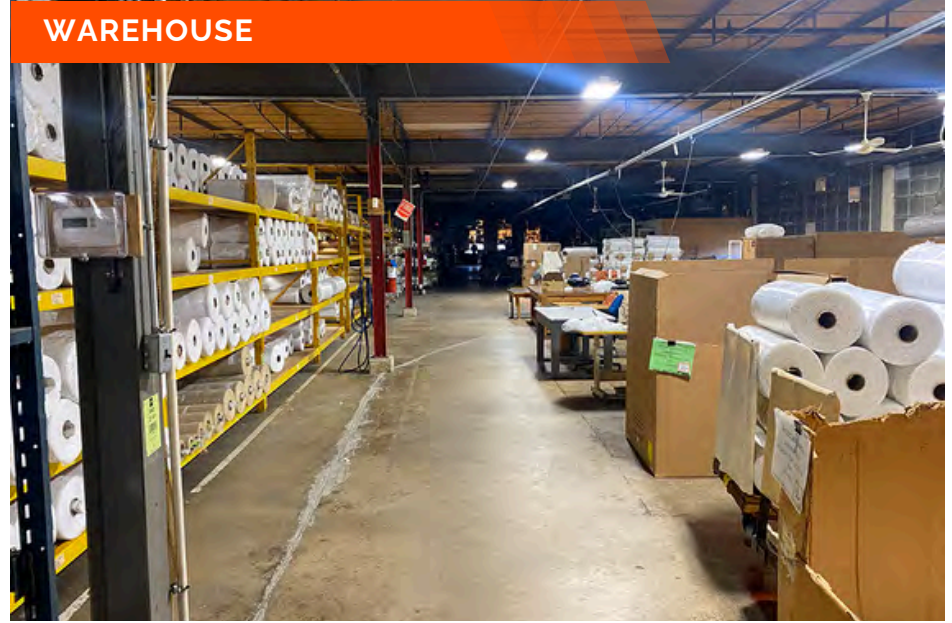
PROPERTY PHOTOS

1015 W Jefferson St., Vandalia, IL 62471

WAREHOUSE



WAREHOUSE



WAREHOUSE



DOCK DOOR



Two dock-high doors, and a clear height of 11'. Equipped with 400 amps of heavy power, the property contains air circulation systems throughout the building along with a new HVAC system and roof in 2021. The 2,250 SF office space includes multiple private offices and restrooms.

INDUSTRIAL PROPERTY SUMMARY

1015 WEST JEFFERSON STREET

LISTING # 2960

LOCATION DETAILS:

Parcel #: 18-14-16-108-001
County: IL - Fayette
Zoning: Light Industrial

PROPERTY OVERVIEW:

Building SF: 26,947
Usable Sqft: 26,947
Office SF: 2,250
Warehouse SF: 24,697
Min Divisible SF: 26,947
Max Contig SF: 26,947
Lot Size: 1.84 Acres
Frontage: 195'
Depth: 435'
Parking Spaces: 30
Parking Surface Type: Gravel
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1951
Renovated: 2021
Clear Ht Min: 11'
Clear Ht Max: 11'
Bay Spacing: Columns
Construction Type: Masonry
Roof: Metal
Floor Type: Reinforced Concrete & Wood
Floor Thickness: 6"

FACILITY INFORMATION:

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

LOADING & DOORS:

Dock Doors: (1)10'x8' (1)8'x8'
of Dock Doors: 2
Dock Levelers: N/A
Dock Leveler Capacity: N/A
Drive In Doors: None
Drive In Door Size: N/A

TRANSPORATION:

Interstate Access: 1.6 Miles to I-70



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INDUSTRIAL PROPERTY SUMMARY PG 2

1015 WEST JEFFERSON STREET

UTILITY INFO:

Water Provider:	City of Vandalia
Water Location:	On Site
Sewer Provider:	City of Vandalia
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:	440
Amps:	800
Phase:	3



LEASE INFORMATION:

Lease Rate:	\$3.25
Lease Type:	NNN

PROPERTY DESCRIPTION:

27,000 SF Office/Warehouse available For Lease. The single-tenant building features excess land for additional parking, masonry construction, two dock-high doors, and a clear height of 11'. Equipped with 400 amps of heavy power, the property contains air circulation systems throughout the building along with a new HVAC system and roof in 2021. The 2,250 SF office space includes multiple private offices and restrooms.

FINANCIAL INFORMATION:

Taxes:	\$14,076.00
Tax Year:	2023

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