

FOR SUB- LEASE

4730 E Radio Tower Ln
Olney, IL 62450



25,000 - 225,000 SF WAREHOUSE/MANUFACTURING SPACE

BARBERMURPHY

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

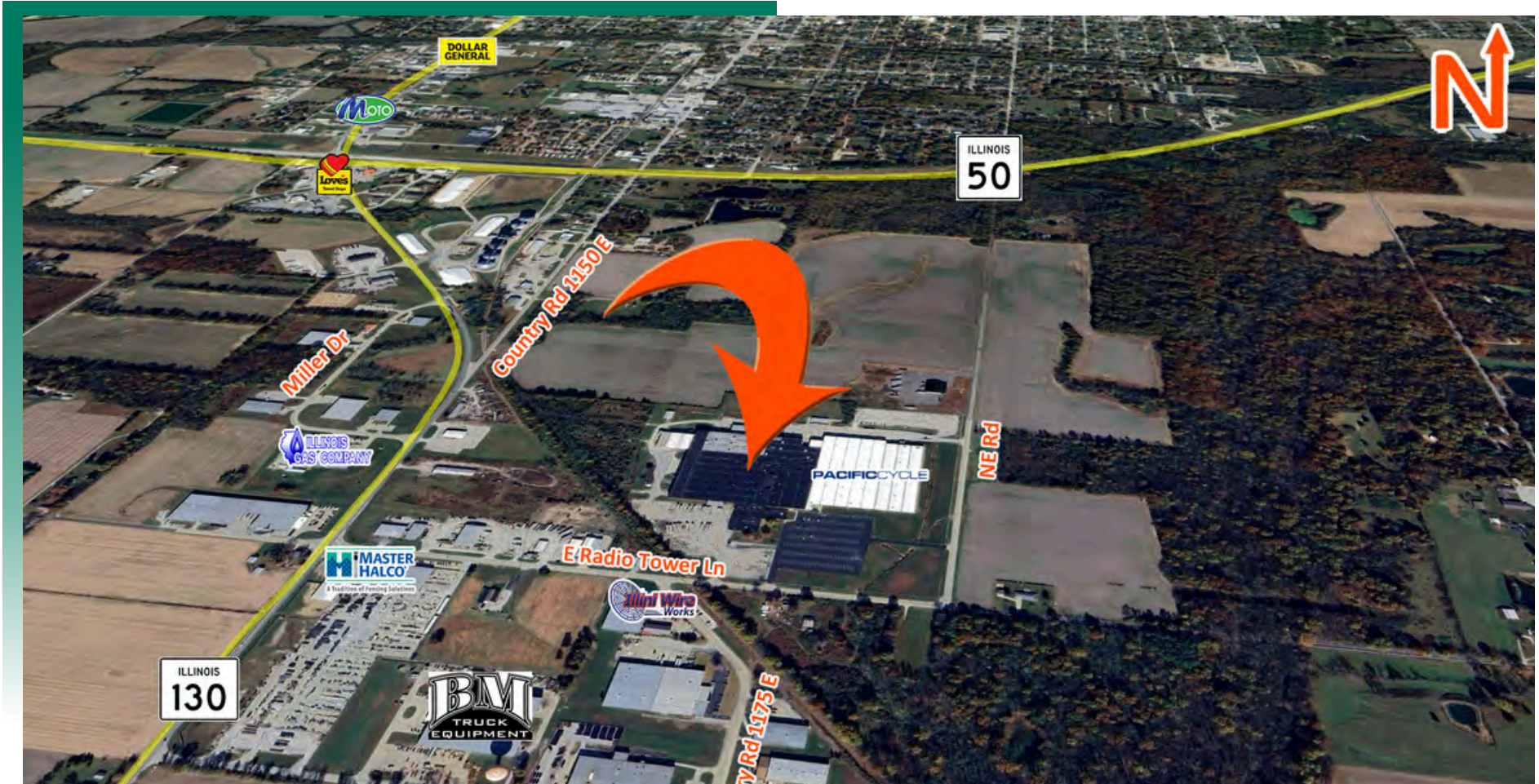
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AREA MAP

4730 E Radio Tower Ln, Olney, IL 62450



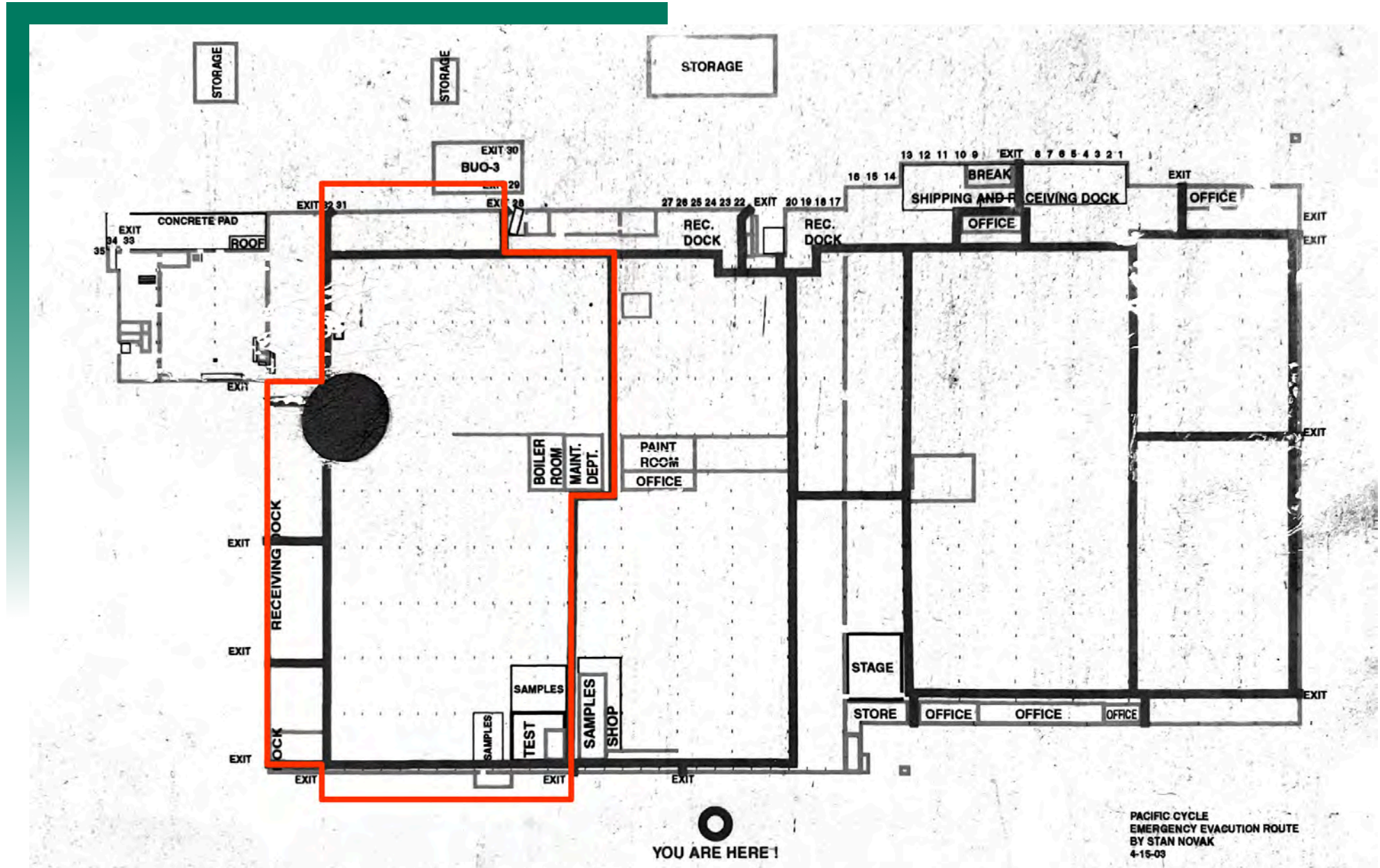
LOCATION OVERVIEW

48 Miles to I-57 & 50 Miles to I-70.

-  (2) 10-TON OVERHEAD CRANES
-  20'-30' CLEAR HEIGHT
-  SPRINKLERS
-  (8) DOCK DOORS
-  (2) OVERHEAD DOORS

FLOOR PLAN

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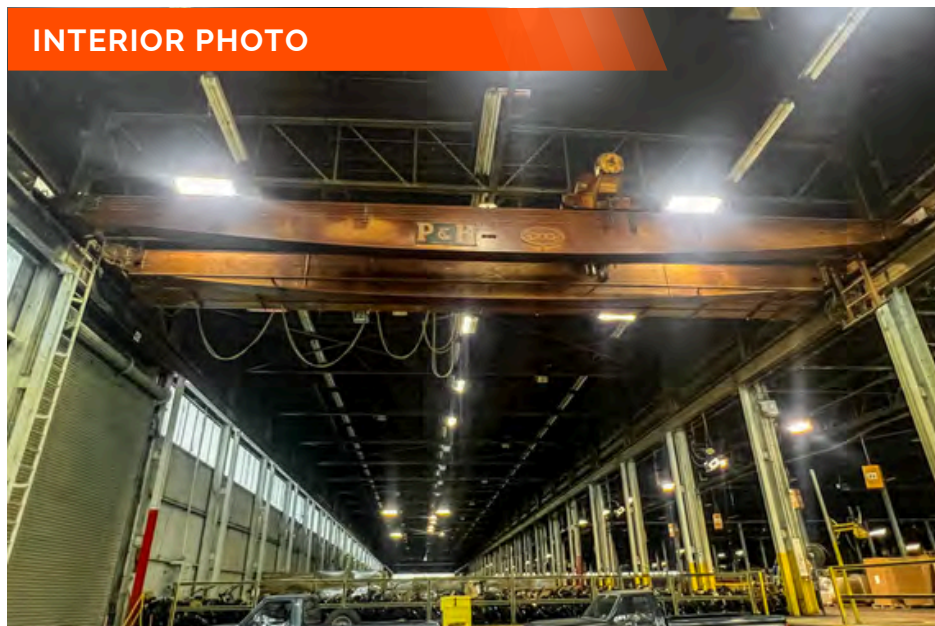
*Not to scale

PROPERTY PHOTOS

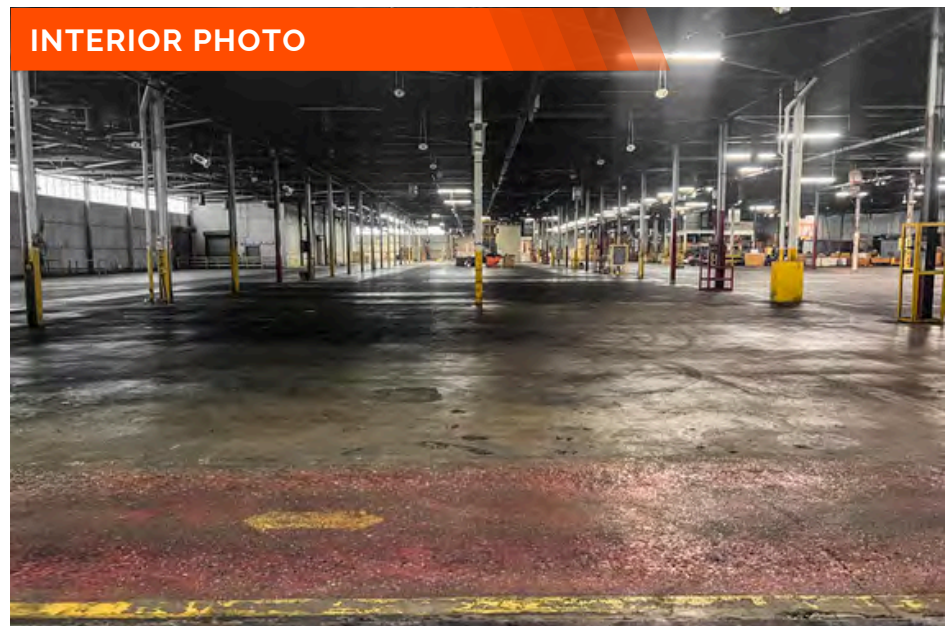
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INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO

INDUSTRIAL PROPERTY SUMMARY

4730 RADIO RD OLNEY IL

LISTING # 2984

LOCATION DETAILS:

Parcel #: 11-10-401-003
County: IL - Richland
Zoning: Heavy Industrial

PROPERTY OVERVIEW:

Building SF: 750,000
Vacant SF: 225,000
Usable Sqft: 225,000
Warehouse SF: 225,000
Min Divisible SF: 25,000
Max Contig SF: 225,000
Lot Size: 53.70 Acres
Frontage: 1100
Depth: 2610
Parking Spaces: 250
Parking Surface Type: Asphalt
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1960
Renovated: 2024
Clear Ht Min: 20
Clear Ht Max: 30
Bay Spacing: Column Spacing Varies
Construction Type: Steel, Metal
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness CRM 2: 8"

FACILITY INFORMATION:

Heat: Warehouse/Office
AC: Office
Lighting: 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:

Dock Doors: (6) 8'x10' (2) Recessed Interior 12'x14' Docks
of Dock Doors: 8
Dock Levelers: Yes
Drive In Doors: 2
Drive In Door Size: 12'x18'

TRANSPORATION:

Interstate Access: 48 Miles to I-57 & 50 Miles to I-70
Airport Access: N/A
Rail Access: No
Rail Line: CSX
Rail Status: 0.5 Miles to CSX



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INDUSTRIAL PROPERTY SUMMARY PG 2

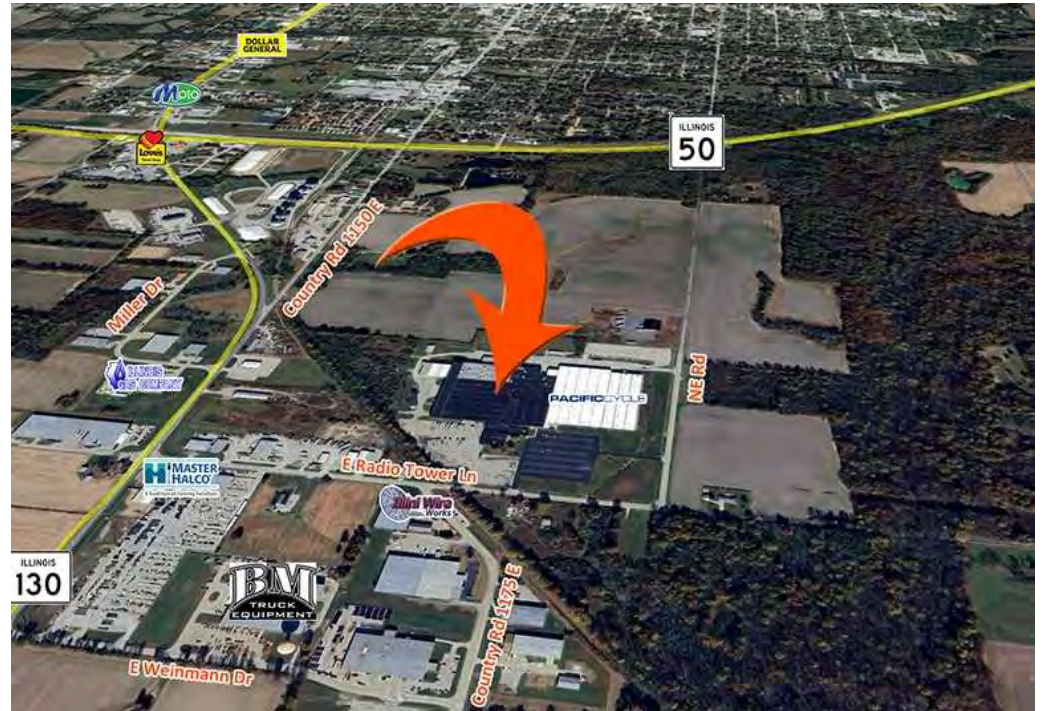
4730 RADIO RD OLNEY IL

UTILITY INFO:

Water Provider:	City of Olney
Water Location:	On Site
Sewer Provider:	City of Olney
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:	2400
Phase:	3

TAX INCENTIVE ZONES:

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



SALE/LEASE INFORMATION:

Lease Rate:	\$3.00/SF
Lease Type:	Gross Plus Utilities

PROPERTY DESCRIPTION:

225,000 SF Available For Sub-Lease with (6) 10'x8' Truck Docks with Levelers, (2) Interior Recessed Truck Docks, and Multiple Drive-In Doors. Space is Heated & Insulated with a Wet Sprinkler System Throughout Entire Facility. 20'-30' Clear Span Ceiling Height with Column Spacing that Varies. (2) 10 Ton Cranes with Hook Height of 25'. The Electric Service is 3 Phase 2000 KVA 2406 AMP Service Ran Off its Own Transformer Within the Space.