

FOR LEASE

2405 W Herrin Rd,
Herrin, IL 62948

60,000 SF

Royal Oak Ct

Herrin RR

**RAIL SERVED WAREHOUSE/
MANUFACTURING SPACE AVAILABLE**

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

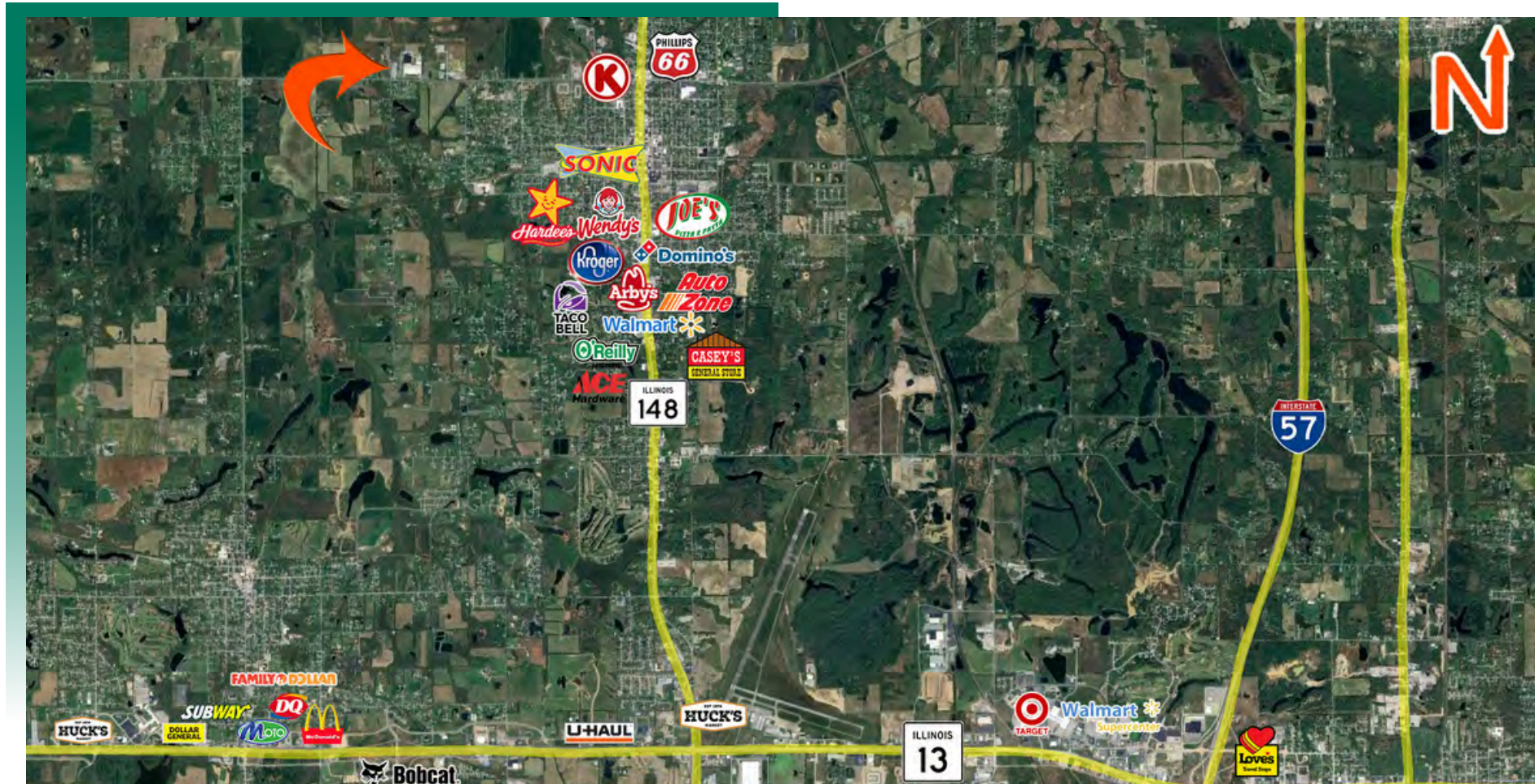
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AREA MAP

2405 W Herrin Rd, Herrin, IL 62948



LOCATION OVERVIEW

4 Miles to IL Rte 13 and 8 Miles to I-57



(4) DOCK DOORS
(1) DRIVE-IN DOOR



INSULATED
HEATED



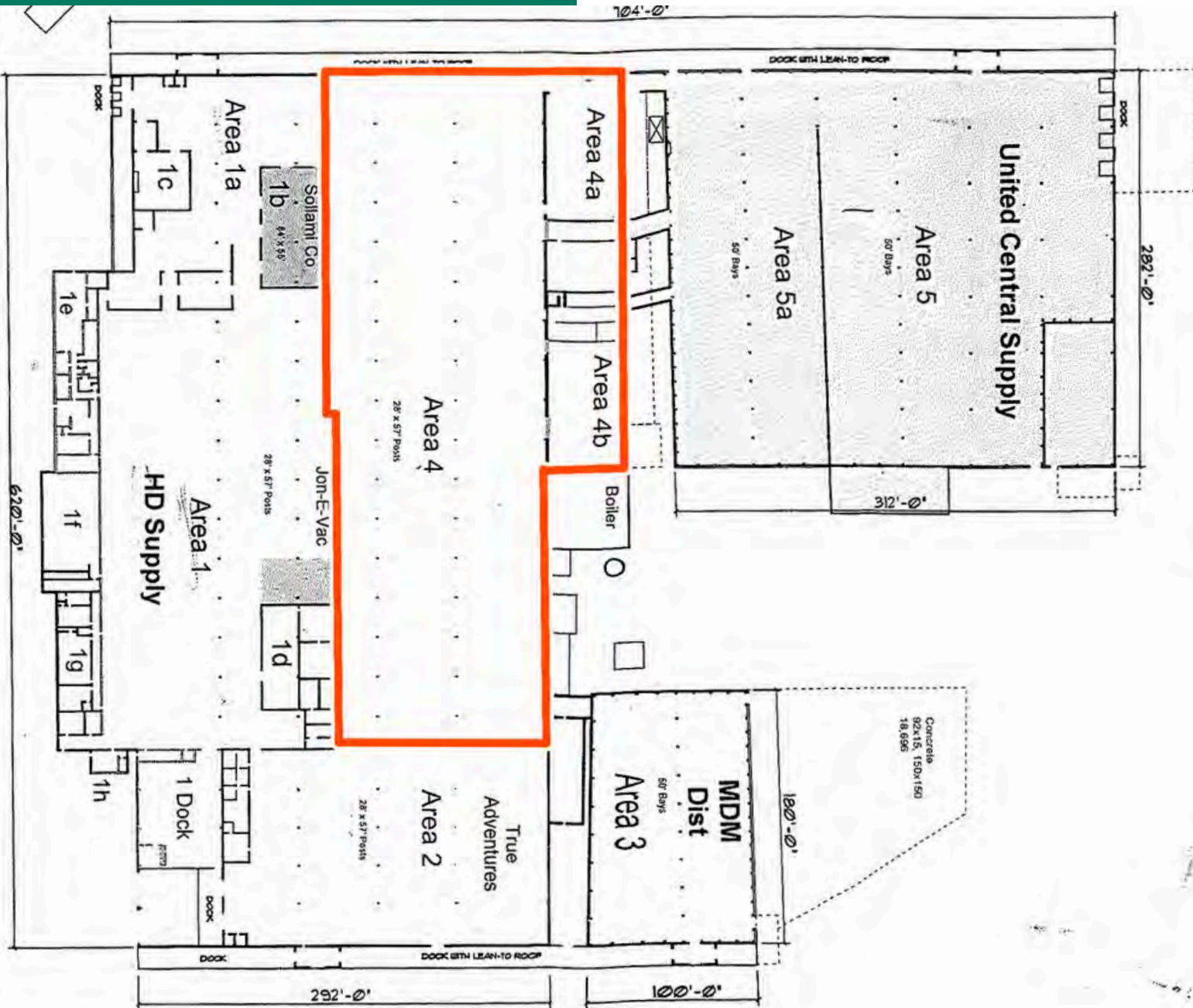
18'-20'
CLEAR HEIGHT



RAIL ACCESS
VIA HERRIN RD

FLOOR PLAN

2405 W Herrin Rd, Herrin, IL 62948



Herrin Manufacturing Facility
Herrin, IL

Tenants

*Not to scale

PROPERTY PHOTOS

2405 W Herrin Rd, Herrin, IL 62948

RAIL SIDE LOADING ACCESS



WAREHOUSE



WAREHOUSE



WAREHOUSE



INDUSTRIAL PROPERTY SUMMARY

2405 WEST HERRIN STREET

LISTING # 2988

LOCATION DETAILS:

Parcel #: 01-24-151-002
County: IL - Williamson
Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 291,000
Vacant SF: 60,000
Usable Sqft: 60,000
Office SF: 1,000
Warehouse SF: 59,000
Min Divisible SF: 60,000
Max Contig SF: 60,000
Lot Size: 37.16 Acres
Frontage: 1140
Depth: 1248
Parking Spaces: 50
Parking Surface Type: Asphalt/Rock
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1954
Renovated: 2023
Clear Ht Min: 18'
Clear Ht Max: 20'
Bay Spacing: 28'x57'
Construction Type: Exterior - Block, Metal
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness CRM 2: 6"

FACILITY INFORMATION:

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

LOADING & DOORS:

Dock Doors: 12'x10'
of Dock Doors: 4
Drive In Doors: 1
Drive In Door Size: 10'x10'

TRANSPORTATION:

Interstate Access: 4 Miles to IL Rte 13 & 8 Miles from I-57
Airport Access: 4 Miles Veterans Airport
Rail Access: Single Ended Siding (Spur,Stub)
Rail Line: Herrin RR
Rail Status: Operational



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INDUSTRIAL PROPERTY SUMMARY PG 2

2405 WEST HERRIN STREET

UTILITY INFO:

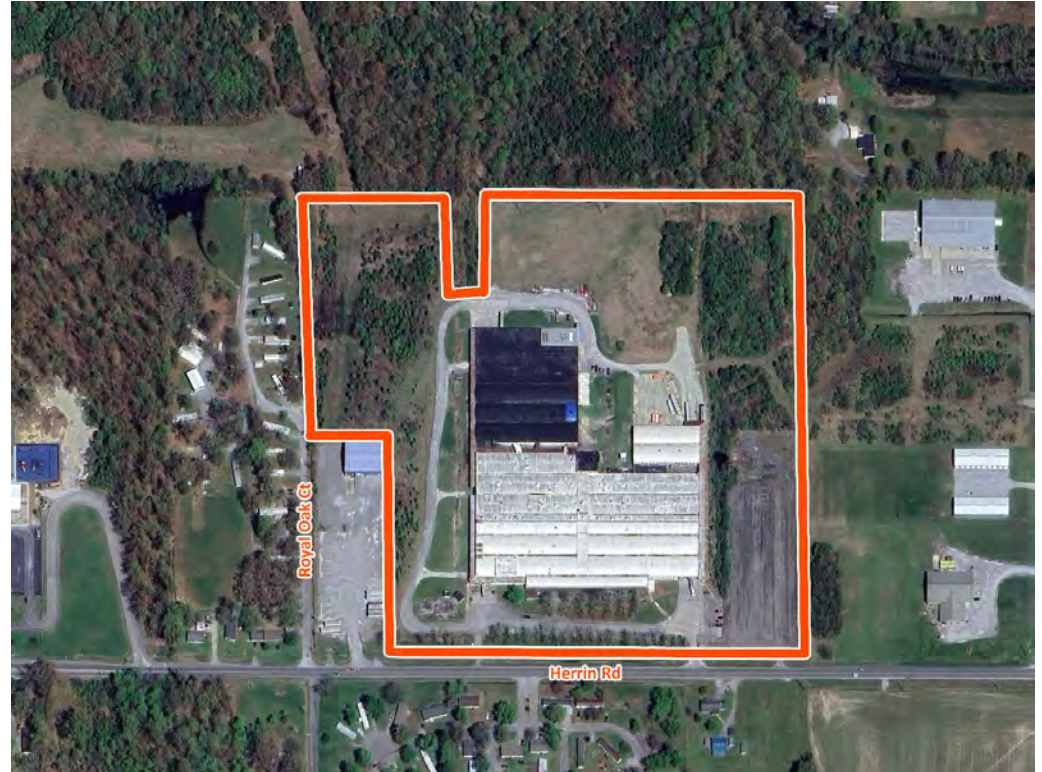
Water Provider:	City of Herrin
Water Location:	On Site
Sewer Provider:	City of Herrin
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	277
Voltage High:	440
Amps:	800
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$43,728.00
Tax Year:	2023



SALE/LEASE INFORMATION:

Lease Rate:	\$3.00
Lease Type:	NNN

PROPERTY DESCRIPTION:

60,000 SF Rail Served Warehouse Available For Lease with (4) 12'x10' Dock Doors and (1) 10'x10' Drive-In Door. The Space is Insulated/Heated with a Wet Sprinkler System Throughout Entire Facility. 18'-20' Clear Height with Column Spacing of 28'x57'. Electric Service is 3 Phase 800 AMP 440/277V. Rail Side Loading Access is Available Via Herrin Railroad Shortline with



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