

FOR LEASE

2 Gemini Drive,
Roxana, IL 62084



19,800 SF OFFICE/WAREHOUSE SPACE

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

2 Gemini Drive, Roxana, IL 62084

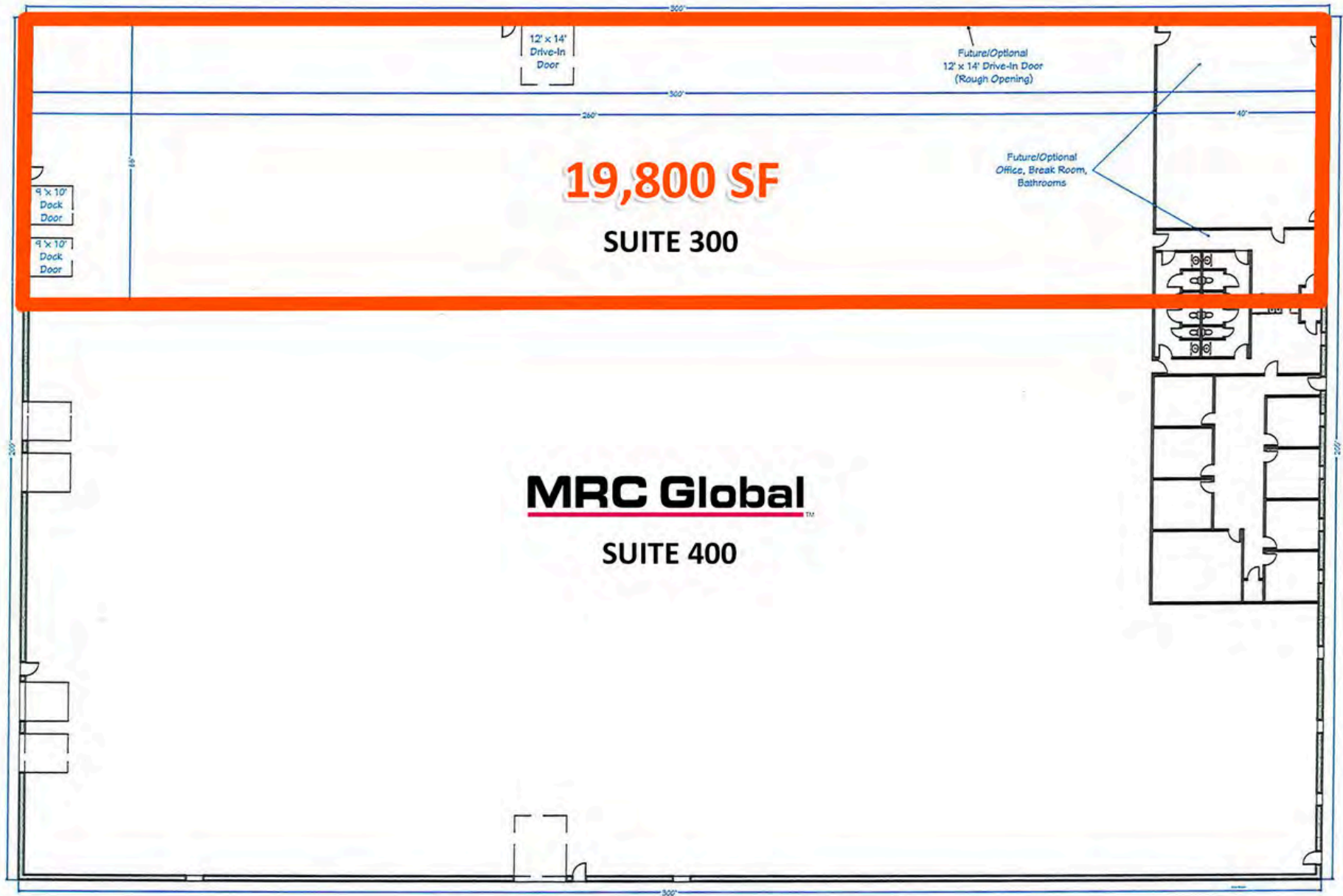


LOCATION OVERVIEW

This property is located off of Hedge Rd in South Roxana near the Phillips 66 Refinery less than a mile from the I-255 interchange. It is 5.26 miles from the I-270/I-255 interchange and 11 miles from the I-64/I-255 interchange.

FLOOR PLAN

2 Gemini Drive, Roxana, IL 62084



*Not to scale

INDUSTRIAL PROPERTY SUMMARY

2 GEMINI INDUSTRIAL DRIVE

LISTING # 3058

LOCATION DETAILS:

Parcel #: 18-1-14-01-00-000-002.003
County: IL - Madison
Zoning: Improved Commercial

PROPERTY OVERVIEW:

Building SF: 60,000
Vacant SF: 19,800
Office SF: 2,640
Warehouse SF: 17,160
Min Divisible SF: 19,800
Max Contig SF: 19,800
Lot Size: 0.25 Acre Rocked Drop Lot / Loading Area
Parking Spaces: 18
Parking Surface Type: Concrete
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 2025
Clear Ht Min: 27
Clear Ht Max: 32
Bay Spacing: Clear Span
Construction Type: Steel
Roof: Metal
Floor Type: Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Yes
AC: Office
Lighting: LED
Sprinklers: None
Insulated: Yes
Ventilation: Yes
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

of Dock Doors: 2
Dock Doors: 9'x10'
Drive In Doors: 1
Drive In Door Size: 12'x14'

TRANSPORATION:

Interstate Access: I-255 - 0.5 miles

INDUSTRIAL PROPERTY SUMMARY PG 2

2 GEMINI INDUSTRIAL DRIVE

UTILITY INFO:

Water Provider:	Village of Roxana
Water Location:	On-Site
Sewer Provider:	Village of Roxana
Sewer Location:	On-Site
Gas Provider:	Ameren
Gas Location:	On-Site
Electric Provider:	Ameren
Electric Location:	On-Site
Voltage Low:	120
Voltage High:	240
Amps:	200
Phase:	3



LEASE INFORMATION:

Lease Rate:	\$7.00/SF
Lease Type:	NNN
NNN Expenses:	\$0.49/SF

PROPERTY DESCRIPTION:

This is a brand new 60k SF metal building with two suites on 9 acres in Roxana, IL.

-Suite 300 is 19,800SF (2,640SF is office and 17,160SF is warehouse) This space is currently vacant.

-2,640 SF of Office

-17,160 SF of Warehouse

-Two 9'x10' Dock Doors

-One 12'x14' Drive in Door

-.25 Acre Rocked Drop Lot / Loading Area

-18 Parking Spaces

-\$0.49 NNN Costs

Suite 400 is 40,200SF (2,800SF is office and 37,400SF is warehouse) This is leased to MRC Global

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	TBD
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