

FOR SALE > 260,573 SF MANUFACTURING WAREHOUSE

1200 Niccum Ave., Effingham, IL 62401



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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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.

1200 Niccum Ave., Effingham, IL

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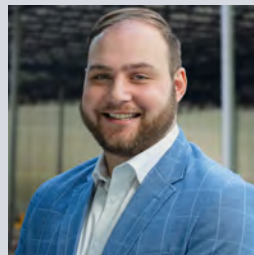
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**CUSHMAN &
WAKEFIELD**



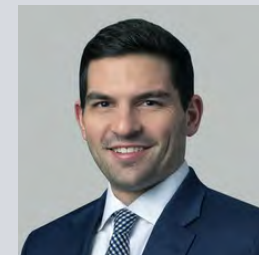
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PROPERTY SUMMARY

Address: 1200 Niccum Ave., Effingham
County: Effingham
Building SF: 260,573 SF
Land Acres: 23.2
Year Built: 1977
Year Renovated: 2000
Parcel Number: 03-11-032-051

FINANCIAL SUMMARY

Offering Price: \$4,679,400
Price per SF: \$20.00
Occupancy: Vacant
Area Lease Rates: \$4.00/SF, NNN
2023 Taxes: \$57,230

DEMOGRAPHICS - 5 MILE RADIUS

Population: 18,136
Median HH Income: \$37,726
Housing (total units): 8,538



HIGHLIGHTS

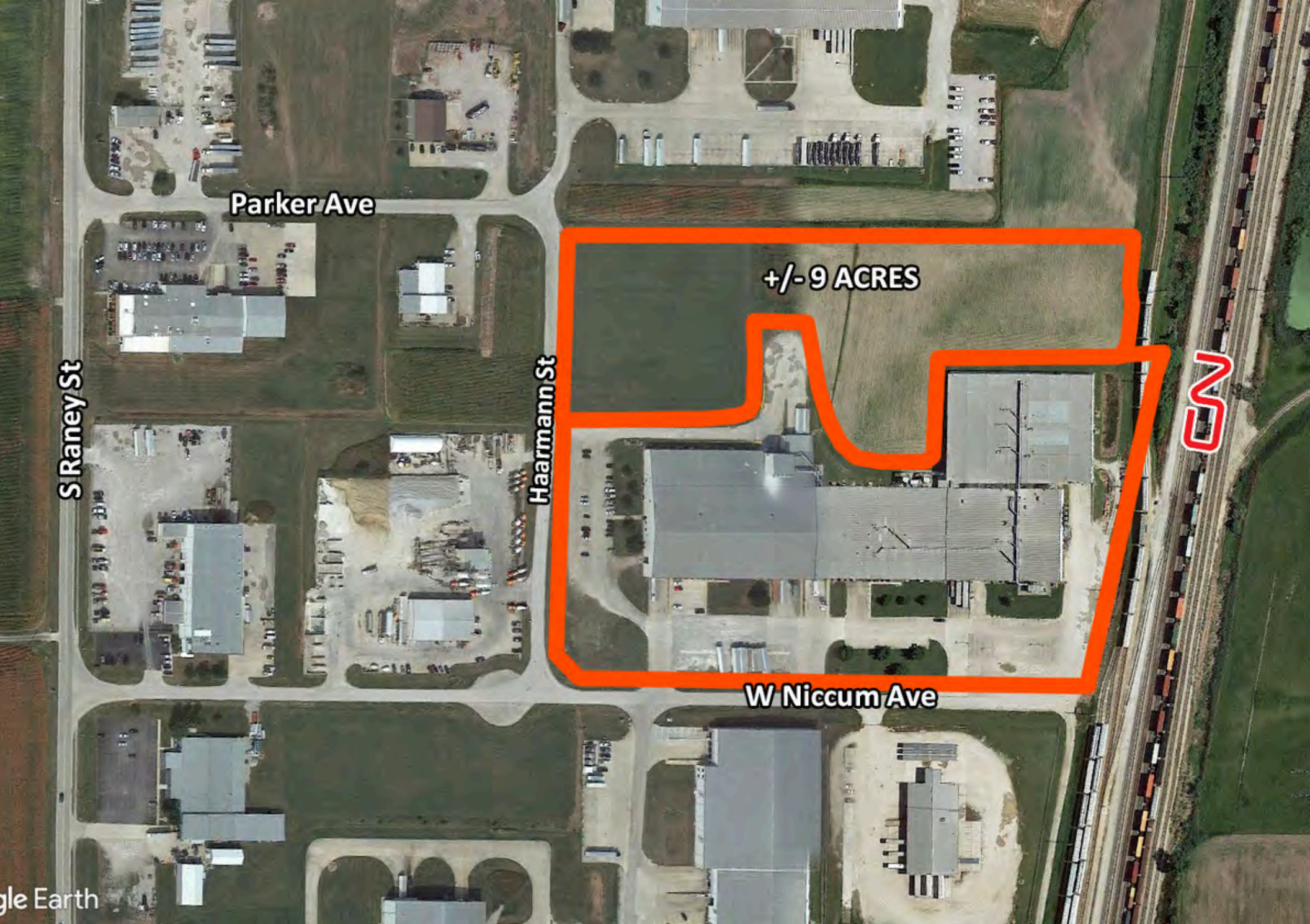
- Already subdivided into (4) separate spaces
 - Each space has separately metered utilities
 - Each space has separate access points
 - Each space has separate offices & restrooms
- Rail adjacent to the site
- Heavy Power - 480V/3 Phase/7,000 kVA
- Excess land - 9 Acres undeveloped land for expansion or further development

AREA MAP



LOCATION SUMMARY

Located within Effingham's industrial park with quick access to (2) interstates (I-70 and I-57). Adjacent to Effingham Railroad, a shortline operator of 8 track miles, with connections to Canadian National and CSXT.



SECTION 1

STRUCTURAL DATA

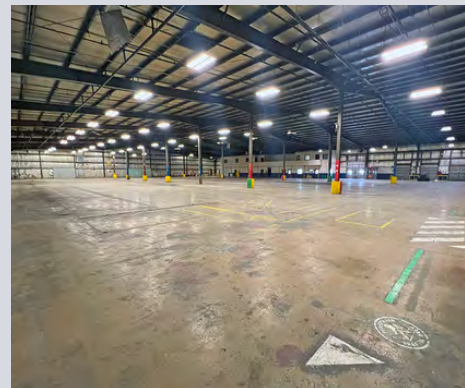
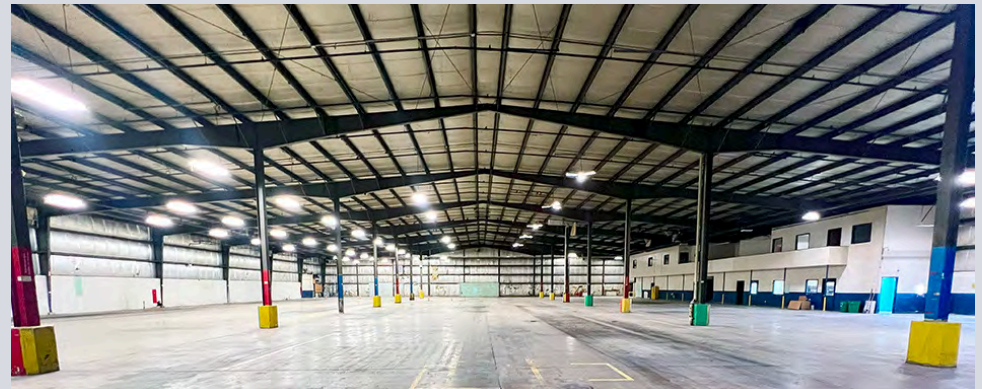
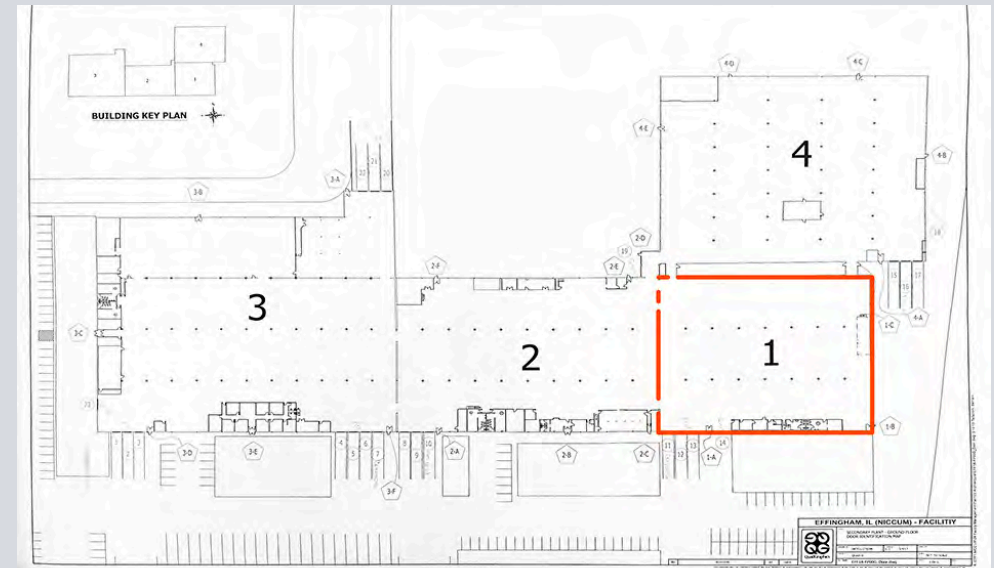
Section SF: 40,320 SF
Min-Max Clearance: 20' - 28'
Column Spacing: 25'x50'
Office Space: +/- 4,000 SF

FACILITY INFO

Dock Doors: (3) 9'x10' with Levelers
Drive-in Doors: (1) 12'x14'
Lighting: LED
Sprinklers: Wet Pipe System
Restrooms: Yes

UTILITY INFO

Phase: 3 Phase
Volts: 480V
Amps: 13,000 AMP/2,000 kVA



SECTION 2

STRUCTURAL DATA

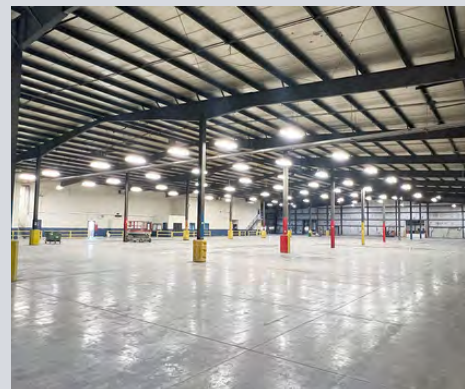
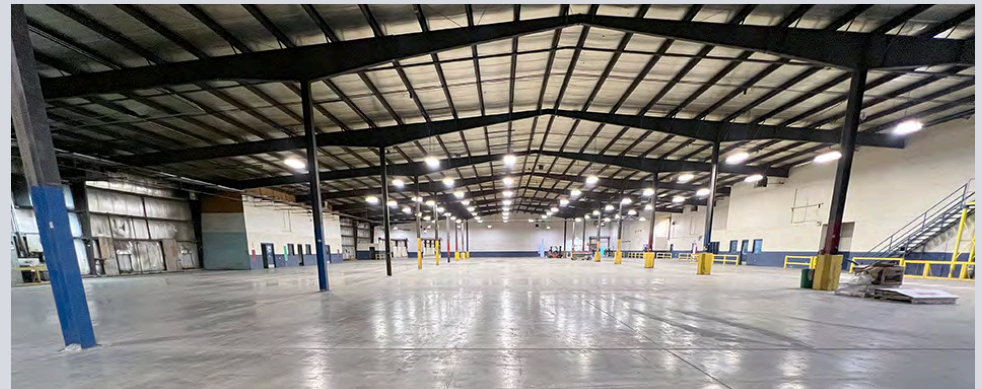
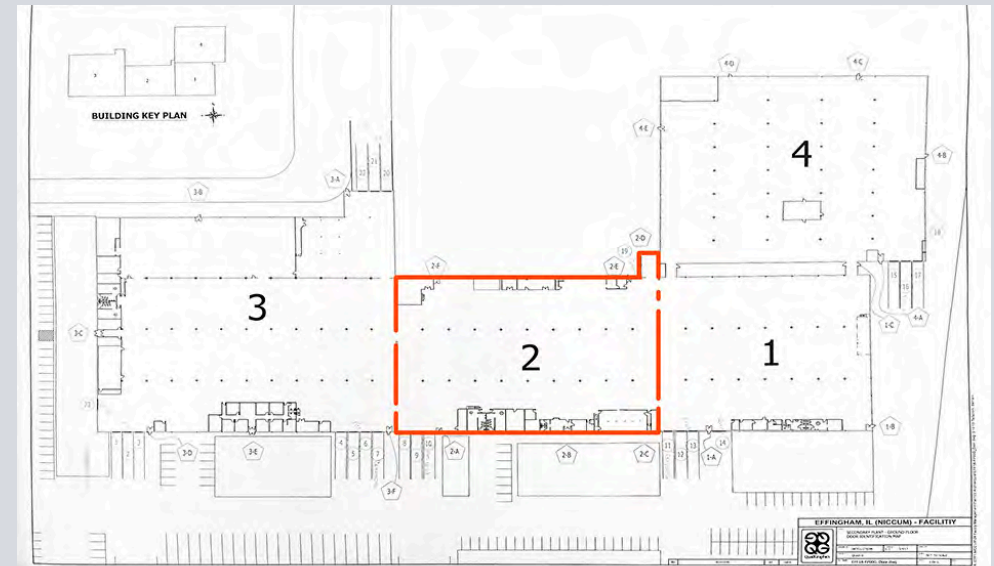
Section SF: 50,400 SF
Min-Max Clearance: 20' - 28'
Column Spacing: 25'x50'
Office Space: +/- 8,000 SF

FACILITY INFO

Dock Doors: (2) 8'x8' with Levelers
(1) 8'x8' no Levelers
Lighting: LED
Sprinklers: None
Restrooms: Yes

UTILITY INFO

Phase: 3 Phase
Volts: 480V
Amps: 1,500 kVA



SECTION 3

STRUCTURAL DATA

Section SF: 80,000 SF
Min-Max Clearance: 20' - 28'
Column Spacing: 25'x50'
Office Space: +/- 10,000 SF

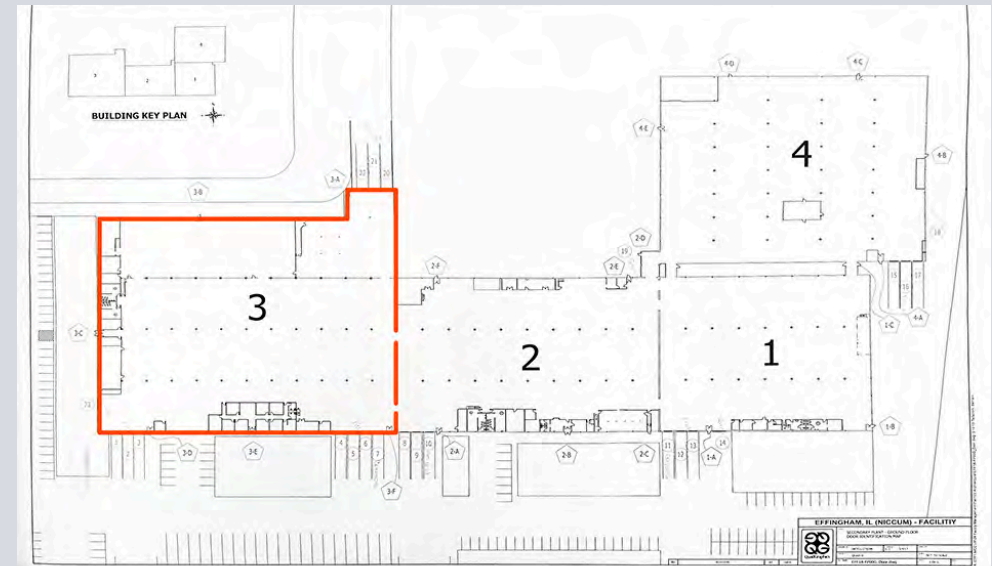
FACILITY INFO

Dock Doors: (6) 8'x10' with Levelers
(3) 8'x8' with Levelers
(1) 8'x8' no Levelers
Drive-in Doors: (1) 12'x12'
Lighting: LED
Sprinklers: Wet Pipe System
Restrooms: Yes

UTILITY INFO

Phase: 3 Phase
Volts: 480V
Amps: 1,500 kVA

PROPERTY FEATURES/FLOOR PLAN/IMAGES



SECTION 4

STRUCTURAL DATA

Section SF: 59,853 SF
Min-Max Clearance: 20' - 30'
Column Spacing: 25'x60'
Office Space: 400 SF

FACILITY INFO

Dock Doors: (3) 9'x10'
with Levelers & Dock Lights
Drive-in Doors: (1) 14'x16'
Lighting: LED
Sprinklers: Wet Pipe System
Restrooms: No

UTILITY INFO

Phase: 3 Phase
Volts: 480V
Amps: 2,000 kVA

PROPERTY FEATURES/FLOOR PLAN/IMAGES

