

FOR LEASE

815 Industrial Dr
Troy, IL 62294



10,090 SF INDUSTRIAL BUILDING

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

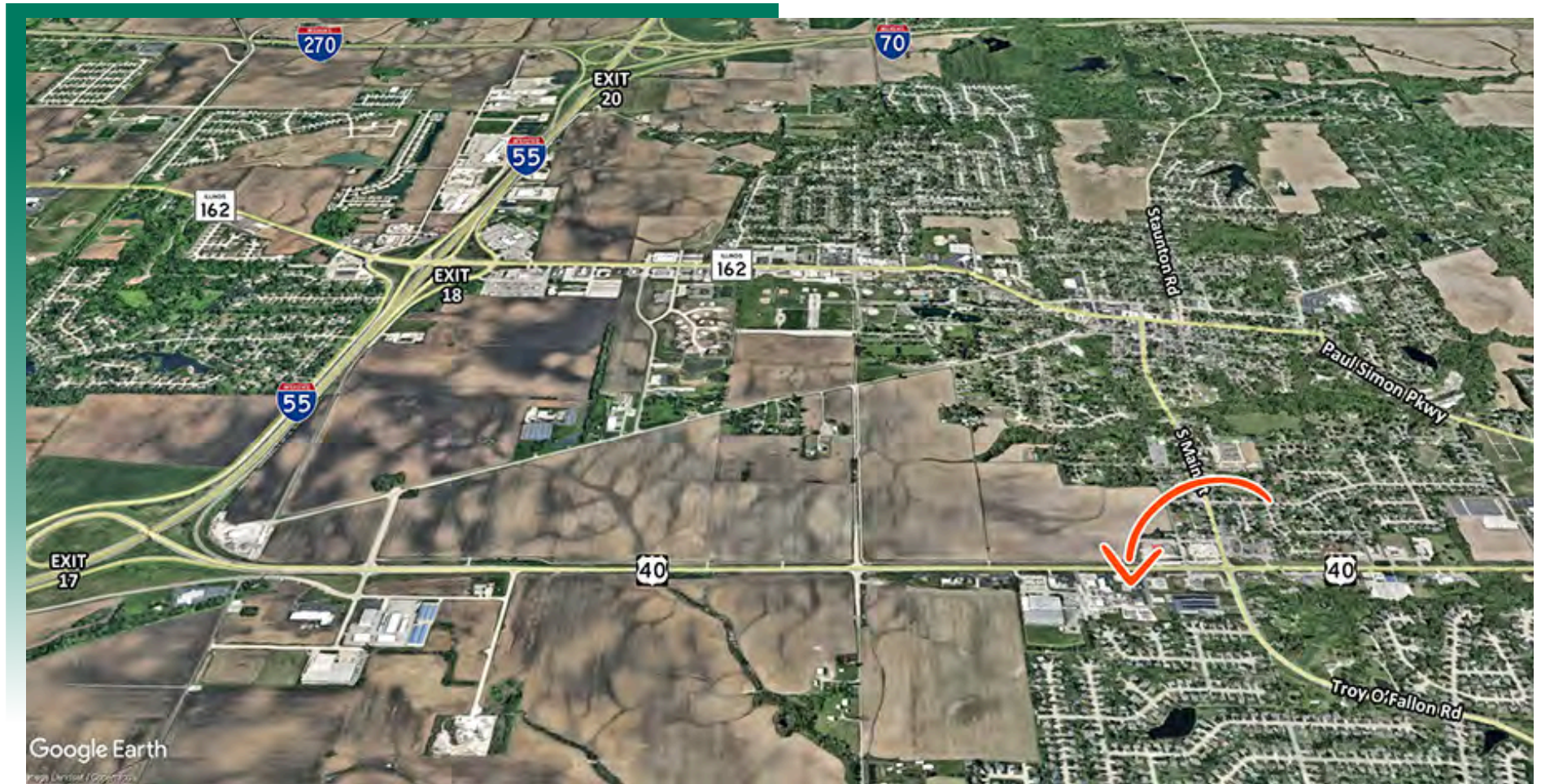
Collin Fischer - CCIM
Designated Managing Broker
Office: (618) 277-4400 (Ext. 20)
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collinf@barbermurphy.com



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

815 Industrial Dr., Troy, IL 62294

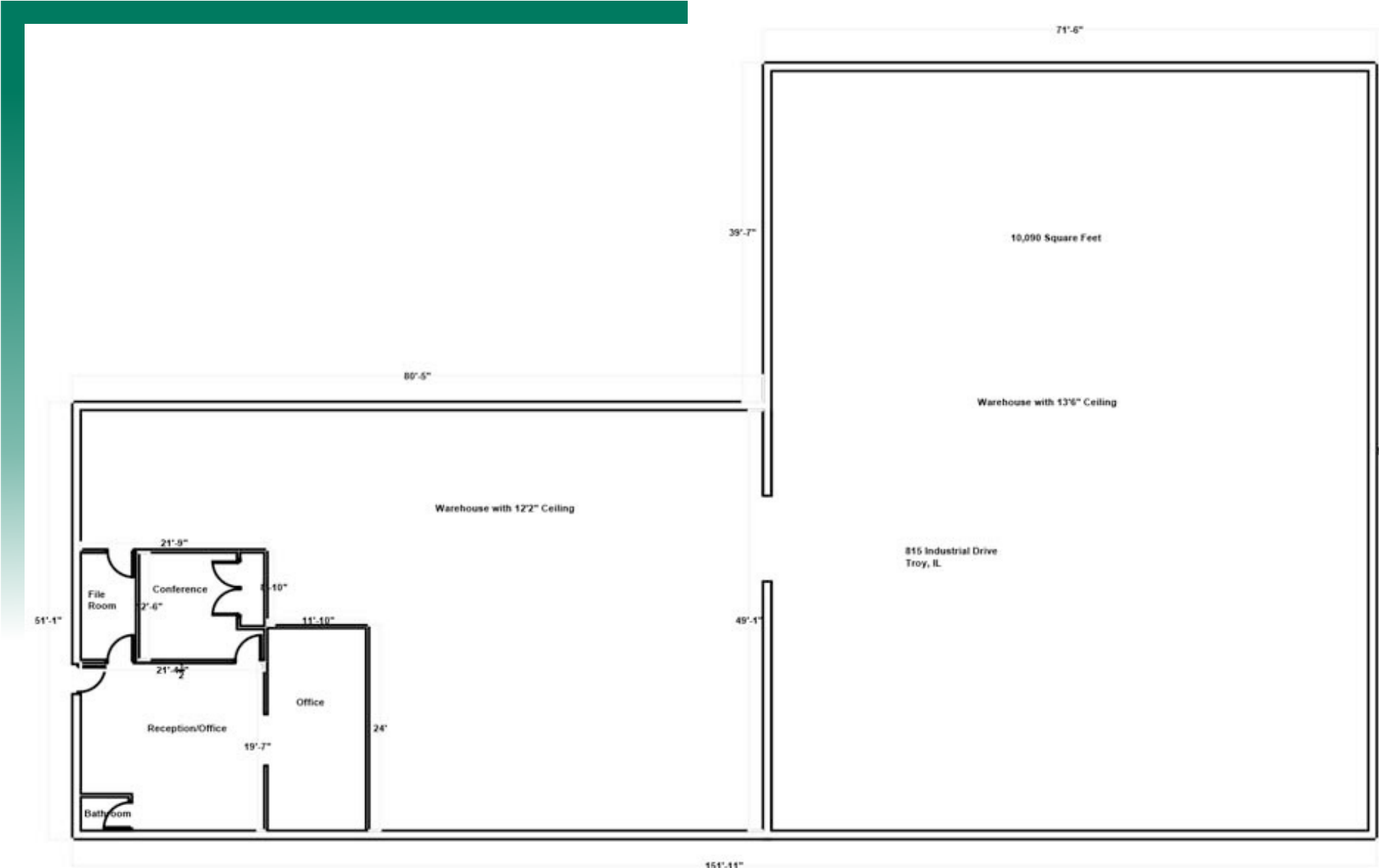


LOCATION OVERVIEW

Located off Hwy 40 in Troy IL, just over a mile from I-55 Exit 17

FLOOR PLAN

815 Industrial Dr., Troy, IL 62294



*Not to scale

PROPERTY PHOTOS

815 Industrial Dr., Troy, IL 62294

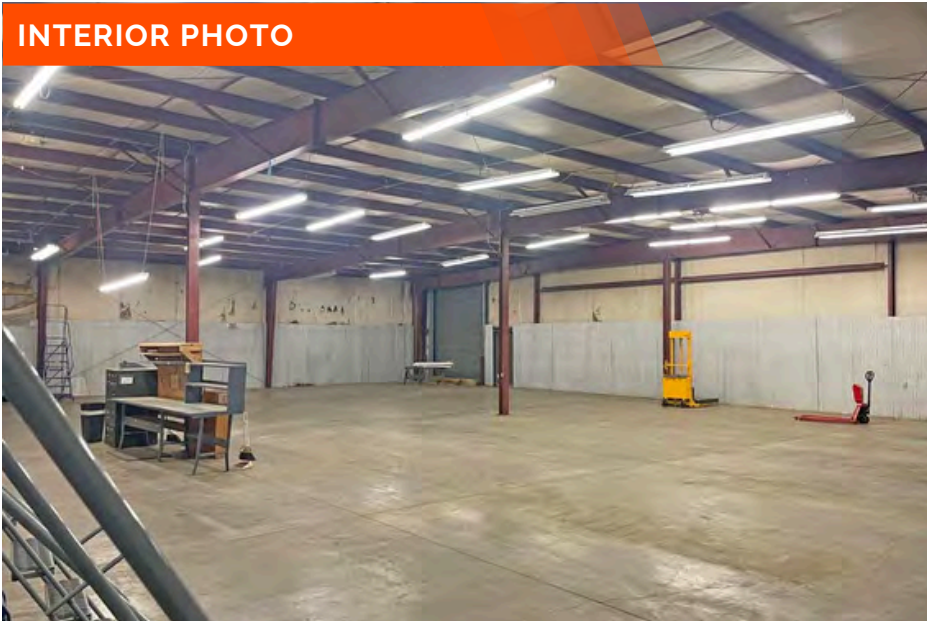
INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INDUSTRIAL PROPERTY SUMMARY

815 INDUSTRIAL DR

LISTING # 2693

LOCATION DETAILS:

Parcel #: 09-2-22-16-06-101-003
County: IL - Madison
Zoning: C-3

PROPERTY OVERVIEW:

Building SF: 10,090
Vacant SF: 10,090
Usable Sqft: 10,090
Office SF: 978
Warehouse SF: 9,112
Min Divisible SF: 10,090
Max Contig SF: 10,090
Lot Size: 0.80 Acres
Frontage: 130
Depth: 260
Parking Spaces: 10
Parking Surface Type: Asphalt
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1982
Clear Ht Min: 12'
Clear Ht Max: 14'
Construction Type: Steel,Stucco
Roof: Flat, Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

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

LOADING & DOORS:

of Dock Doors: 2
Dock Doors: 10'x10'
Dock Levelers: No
Drive In Doors: 2
Drive In Door Size: 12'x14'

TRANSPORATION:

Interstate Access: I-55



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INDUSTRIAL PROPERTY SUMMARY PG 2

815 INDUSTRIAL DR

UTILITY INFO:

Water Provider:	City Served
Sewer Provider:	City Served
Gas Provider:	Ameren IL
Electric Provider:	Ameren IL
Voltage Low:	240
Voltage High:	480
Amps:	60 hz
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$9,522.00
Tax Year:	2024



SALE/LEASE INFORMATION:

Lease Rate:	\$12.50
Lease Type:	Gross

PROPERTY DESCRIPTION:

Rare opportunity for Heavy Commercial space in Madison County, within a mile of I-55, with 2 Truck Docks and Drive In Doors.