

FOR LEASE

913 W Union Ave.,
Litchfield, IL 62056



(2) OFFICE/RETAIL/SHOWROOM/WAREHOUSE SUITES

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

Katie Bush
Broker Associate
Office: (618) 277-4400 (Ext. 27)
Cell: (701) 213-3301
katieb@barbermurphy.com

Collin Fischer - CCIM, SIOR
Designated Managing Broker
Office: (618) 277-4400 (Ext. 20)
Cell: (618) 420-2376
collinf@barbermurphy.com



AREA MAP

913 W Union Ave., Litchfield, IL 62056



LOCATION OVERVIEW

913 W Union Ave is strategically positioned along one of Litchfield's primary commercial corridors. Situated just 0.9 miles from Interstate 55, the property captures significant pass-through traffic with approximately 12,300 vehicles per day traveling along W Union Ave. The site is conveniently located between two major metro markets – approximately 46 miles south of Springfield (the state capital) and roughly 56 miles northeast of the St. Louis metropolitan area.

PROPERTY PHOTOS & INFORMATION - SUITE 1

913 W Union Ave., Litchfield, IL 62056

EXTERIOR & SIGNAGE



RETAIL/SHOWROOM



RETAIL/SHOWROOM



RETAIL/SHOWROOM



OFFICE AREA



**4,680 SF FLEXIBLE OFFICE/
RETAIL SPACE**

- Open floor plan
- 11' clear height
- On-site parking
- Monument signage

LEASE RATE: \$14.00/SF, NNN

OFFICE



KITCHENETTE/BREAKROOM



STORAGE



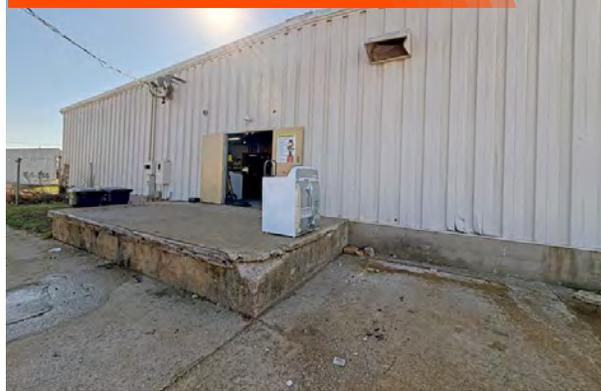
PROPERTY PHOTOS & INFORMATION - SUITE 2

913 W Union Ave., Litchfield, IL 62056

EXTERIOR



LOADING DOCK



RETAIL/SHOWROOM



RETAIL/SHOWROOM



OFFICE



**10,465 SF RETAIL/SHOWROOM +
WAREHOUSE SPACE**

- 15' clear height - Warehouse
- 12' clear height - Retail/showroom
- 3 phase electrical power
- On site parking
- Monument signage

LEASE RATE: \$14.00/SF, NNN

WAREHOUSE



WAREHOUSE



KITCHENETTE



OFFICE/RETAIL SUMMARY

913 W UNION AVE

LISTING # 3210

LOCATION DETAILS:

Parcel # 10-32-409-008
County: IL - Montgomery
Zoning: C2- General Commercial

PROPERTY OVERVIEW:

Building SF: 15,145
Vacant SF: 15,145
Usable Sqft: 15,145
Min Divisible SF: 4,680
Max Contig SF: 15,145
Office SF: 15,145
Retail SF: 15,145
Signage: Monument
Lot Size: 1.09 Acres
Frontage: 176
Depth: 327
Parking Spaces: 20
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Renovated: 2007
Ceilings: 11' - 15'
Construction Type: Metal, Mixed, Steel



LEASE INFORMATION:

Lease Rate: \$14.00/SF
Lease Type: NNN

FINANCIAL INFORMATION:

Taxes: \$20,193.02
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 10,900

PROPERTY DESCRIPTION:

Two suites for lease - (1) 4,680 SF flexible office/retail space and (1) 10,465 SF retail/showroom/warehouse space.