FOR SALE -AND- LEASE

105 Dillinger Rd., Carbondale, IL 62901

33,008 SF TURNKEY DISTRIBUTION FACILITY WITH COOLER SPACE

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

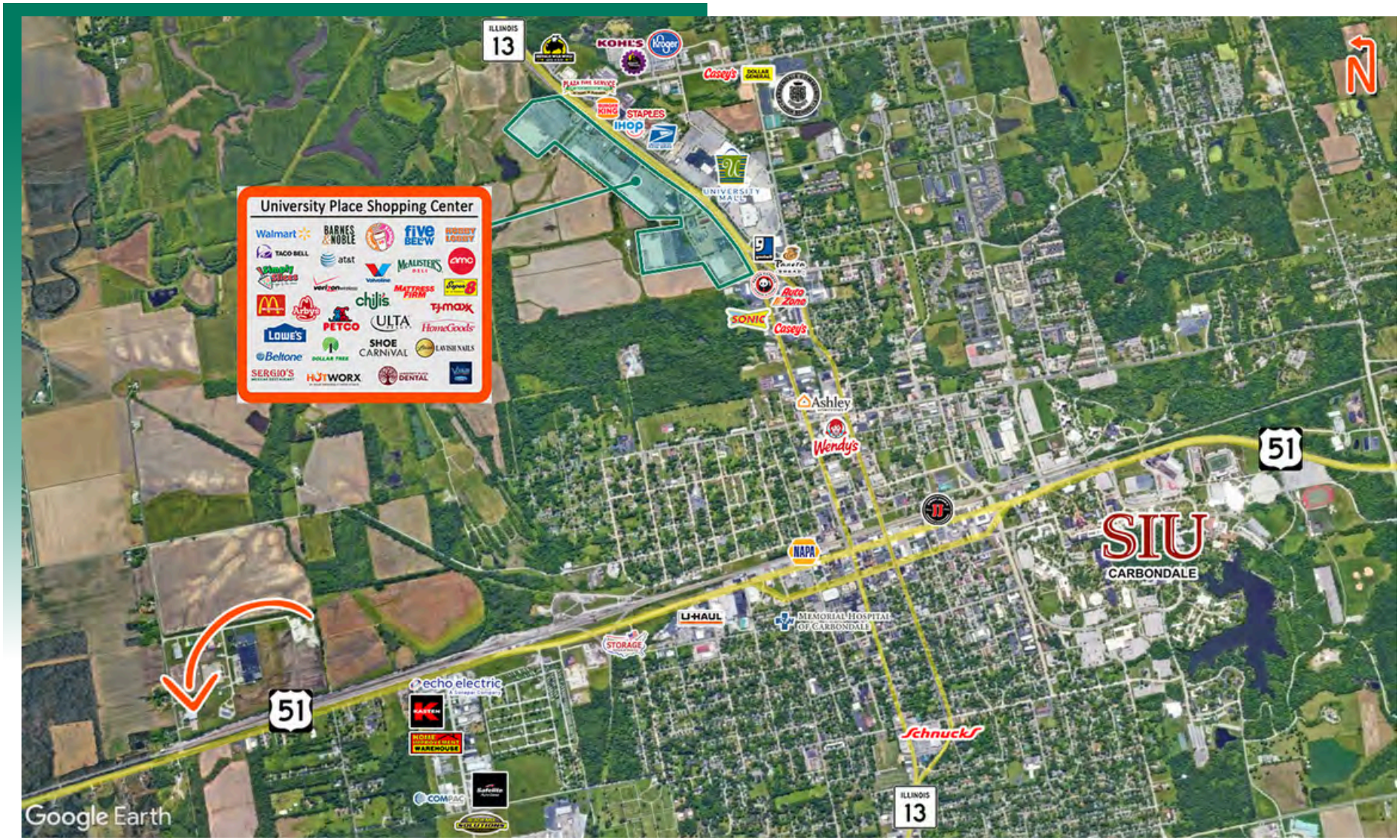
Cole Hensel
Broker Associate
Office: (618) 277-4400 (Ext. 28)
Cell: (618) 606-2646
coleh@barbermurphy.com

Steve Zuber - SIOR, CCIM
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@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

105 Dillinger Rd., Carbondale, IL 62901

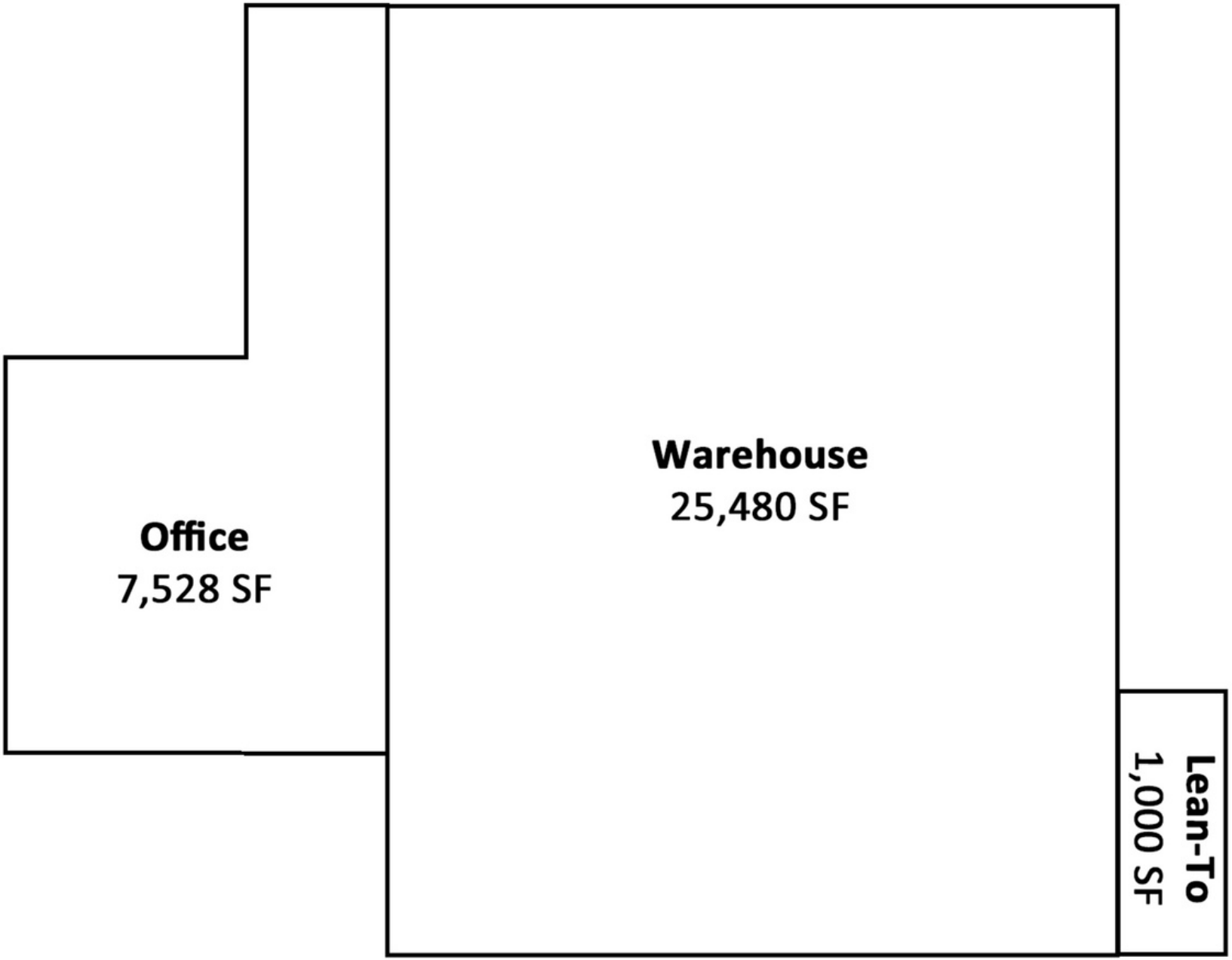


LOCATION OVERVIEW

Located within the Carbondale Industrial park with quick access to US Rte 51 with connections to I-64 & IL Rte 13 with connections to I-57 providing access to Memphis, St. Louis & Chicago corridors.

FLOOR PLAN

105 Dillinger Rd., Carbondale, IL 62901

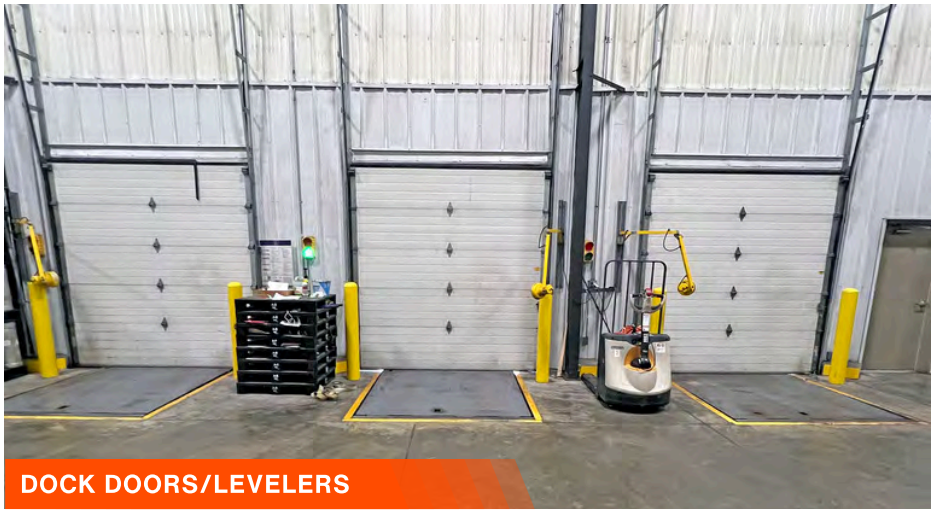


*Not to scale

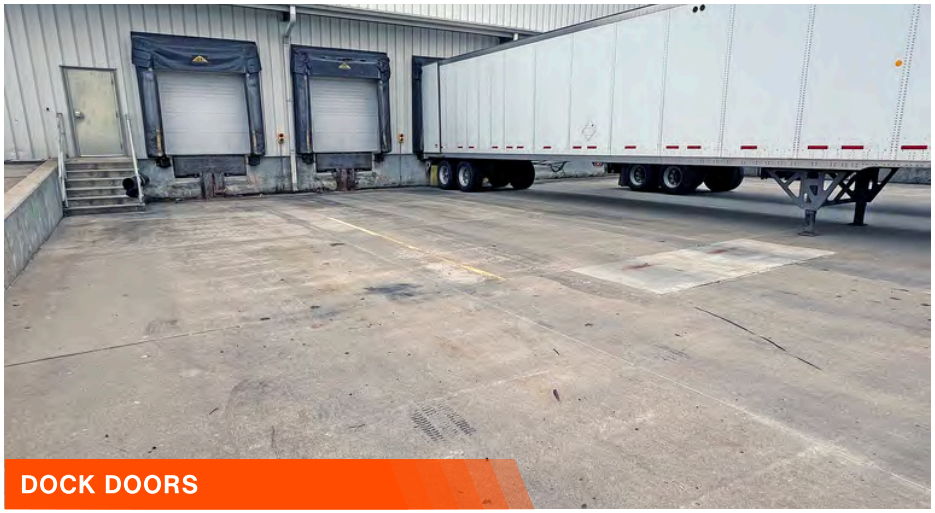
PROPERTY PHOTOS & INFORMATION

105 Dillinger Rd., Carbondale, IL 62901

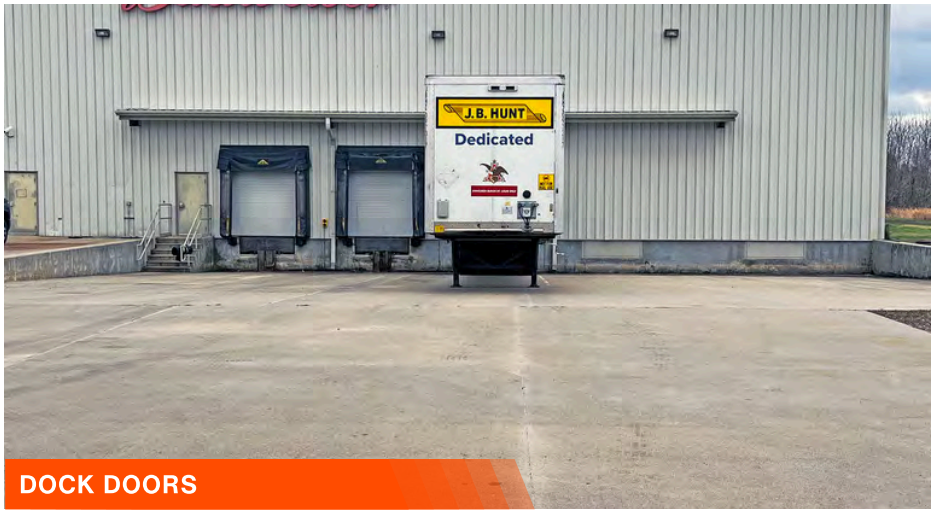
WAREHOUSE/DRIVE-IN DOOR



DOCK DOORS/LEVELERS



DOCK DOORS



DOCK DOORS

- On 7.92 acres
- 25,480 SF Warehouse
- 24'-26' Clear span clear height
- (3) 10'x8' Dock doors with levelers
- (2) 14'x20' Drive-in doors
- Trench drain
- 1,200 SF cooler space
- 6" floor curb around cooler
- 7,528 SF Office
- Offices, conference room, restrooms, & kitchen

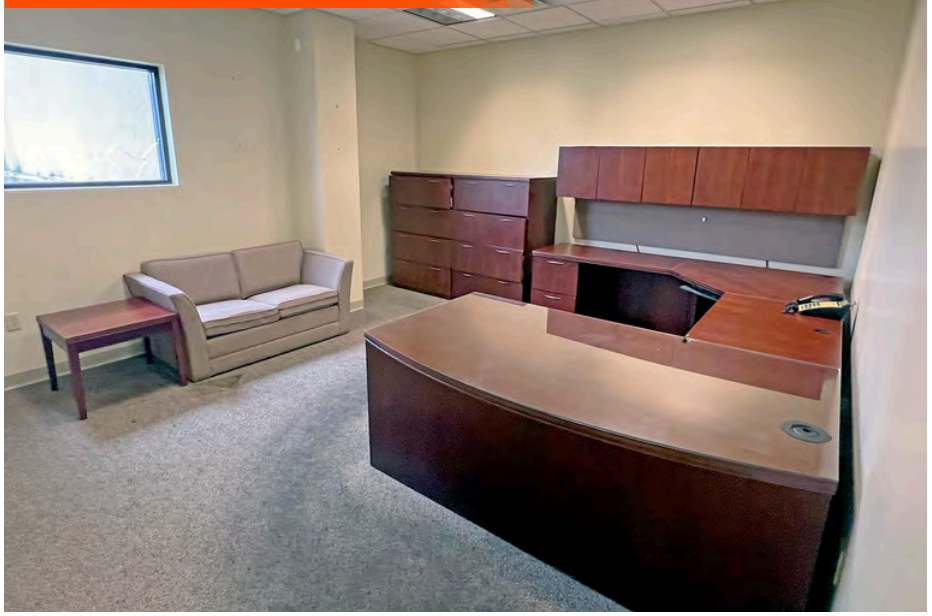
PROPERTY PHOTOS

105 Dillinger Rd., Carbondale, IL 62901

REAR EXTERIOR

CONFERENCE ROOM

OFFICE



OFFICE

INDUSTRIAL PROPERTY SUMMARY

105 DILLINGER RD

LISTING #	3215

LOCATION DETAILS:

Parcel #:	15-09-128-002
County:	IL - Jackson
Zoning:	Industrial

PROPERTY OVERVIEW:

Building SF:	33,008
Vacant SF:	33,008
Usable Sqft:	33,008
Office SF:	7,528
Warehouse SF:	25,480
Min Divisible SF:	25,480
Max Contig SF:	33,008
Lot Size:	7.92 Acres
Frontage:	730
Depth:	395
Parking Spaces:	25
Parking Surface Type:	Asphalt
Archeological:	No
Environmental:	No
Survey:	No

STRUCTURAL DATA:

Year Built:	2003
Renovated:	2003
Clear Ht Min:	24
Clear Ht Max:	26
Bay Spacing:	Clear Span
Construction Type:	Steel
Roof:	Metal
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

FACILITY INFORMATION:

Heat:	Office/Warehouse
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:

Dock Doors:	10'x8'
# of Dock Doors:	3
Dock Levelers:	Yes
# Drive In Doors:	2
Drive In Door Size:	14'x20'

TRANSPORATION:

Interstate Access:	17 Miles to I-57
Airport Access:	2 Miles from Southern Illinois Airport

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

COLE HENSEL
Broker Associate
O: (618) 277-4400
C: (618) 606-2646
coleh@barbermurphy.com

STEVE ZUBER, SIOR, CCIM
Principal
O: (618) 277-4400
C: (314) 409-7283
steve@barbermurphy.com

INDUSTRIAL PROPERTY SUMMARY PG 2

105 DILLINGER RD

UTILITY INFO:

Water Provider:	City of Carbondale
Water Location:	On Site
Sewer Provider:	City of Carbondale
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	220
Voltage High:	440
Amps:	1000
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	$47,521.00
Tax Year:	2024

SALE/LEASE INFORMATION:

Sale Price:	$1,750,000
Price / SF:	$53.02
Lease Rate:	$5.00
Lease Type:	NNN

Property Description

Former Beverage Distribution facility features 33,008 SF of square footage on 7.92 acres with 25,480 SF of warehouse with 24'-26' clear span clear height, (3) dock doors with levelers with the ability to expand up to 5 total dock doors, (2) 14'x20' Drive-in Doors with drive-thru capability, trench drain, & 1,200 SF of existing cooler infrastructure in place with 6" floor curb around cooler. Office space spans up to 7,528 SF of individual offices, conference room, restrooms, & kitchen.

Site has excess land for trailer parking, expansion, or IOS conversion with existing industrial zoning in place.

Ownership is willing to do a sale-leaseback on 3,668 SF including keg room & access to one dock. Please contact broker for details.

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

COLE HENSEL
Broker Associate
O: (618) 277-4400
C: (618) 606-2646
coleh@barbermurphy.com

STEVE ZUBER, SIOR, CCIM
Principal
O: (618) 277-4400
C: (314) 409-7283
steve@barbermurphy.com