

FOR SALE -AND- TO 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

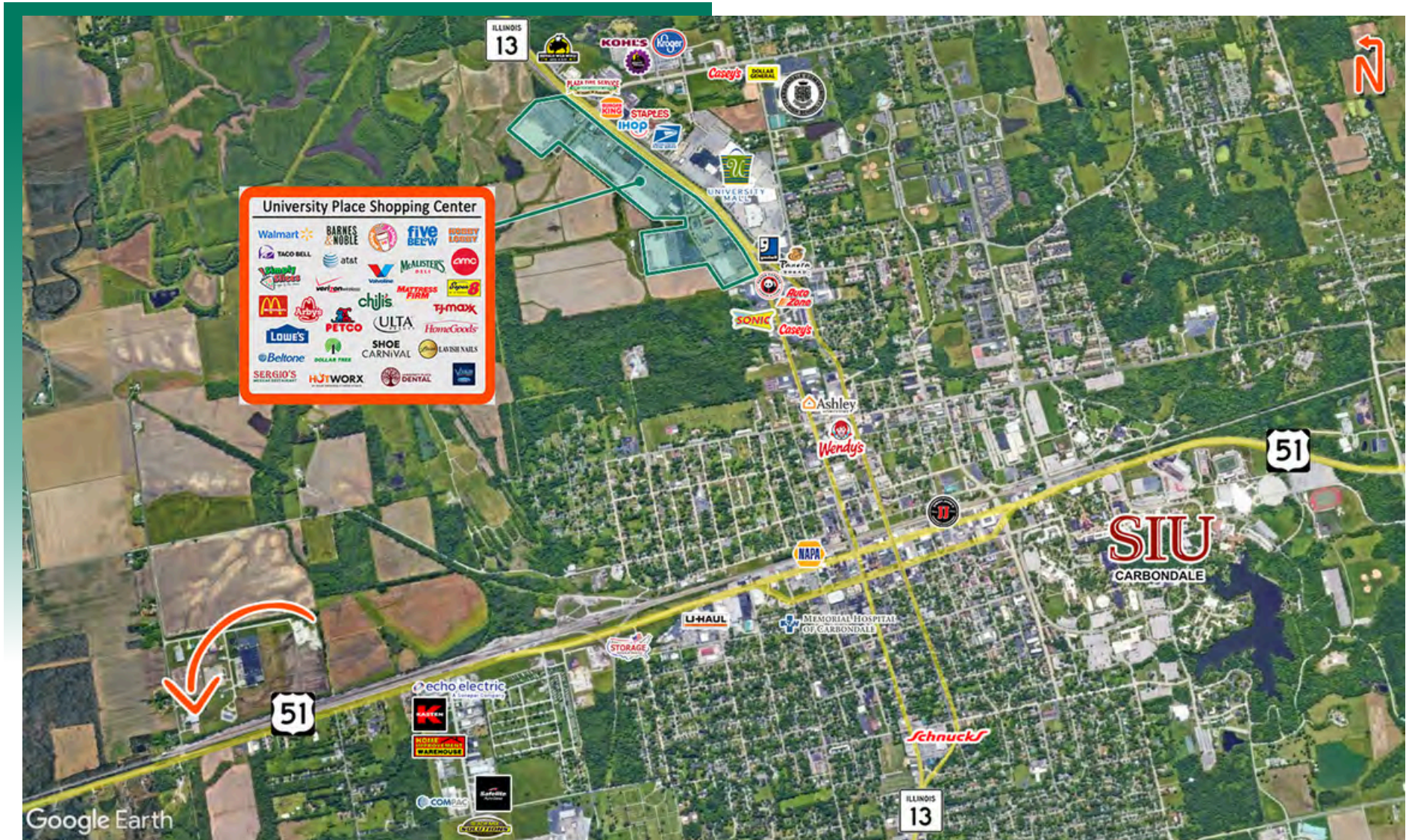
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AREA MAP

105 Dillinger Rd., Carbondale, IL 62901

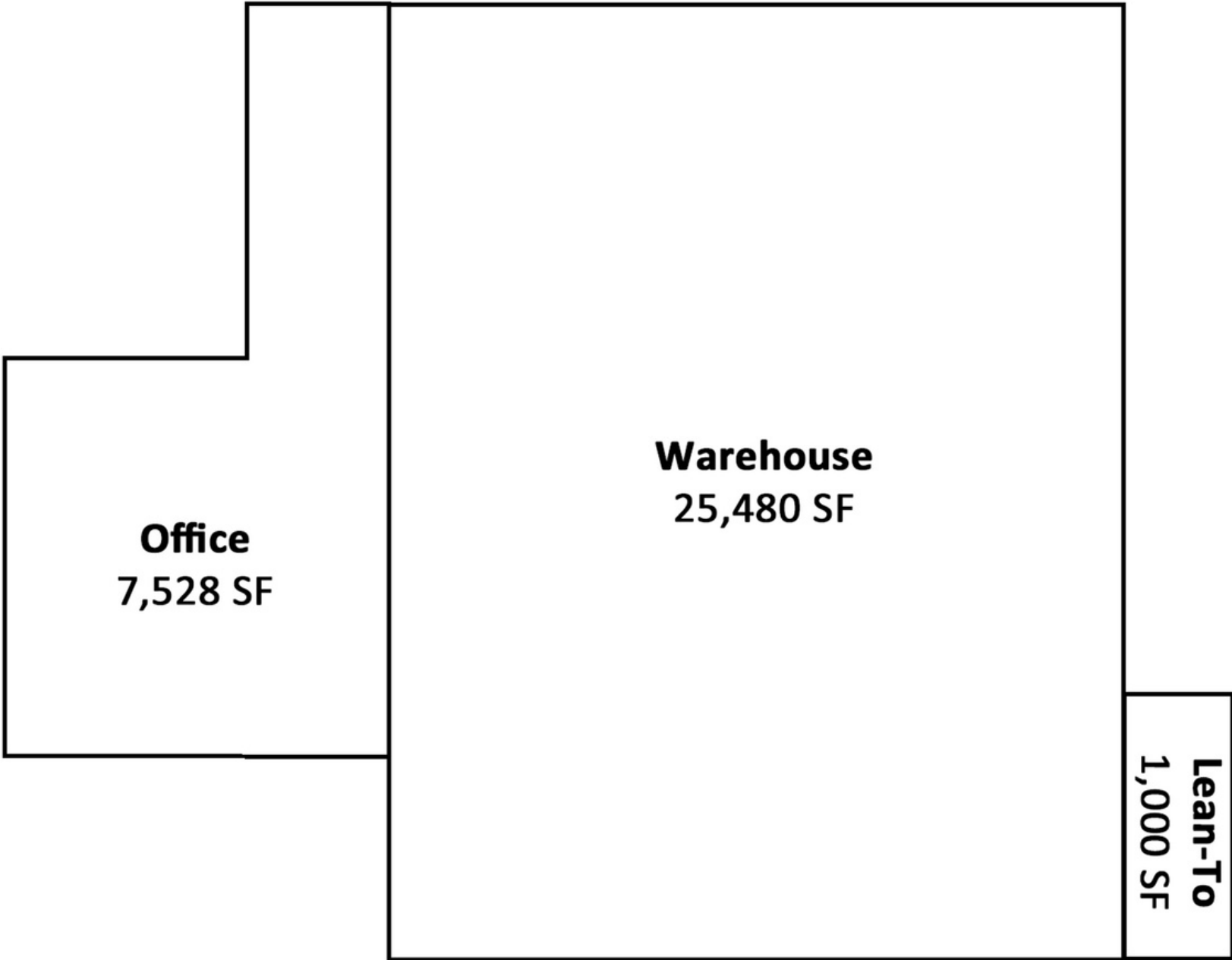


LOCATION OVERVIEW

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



- 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

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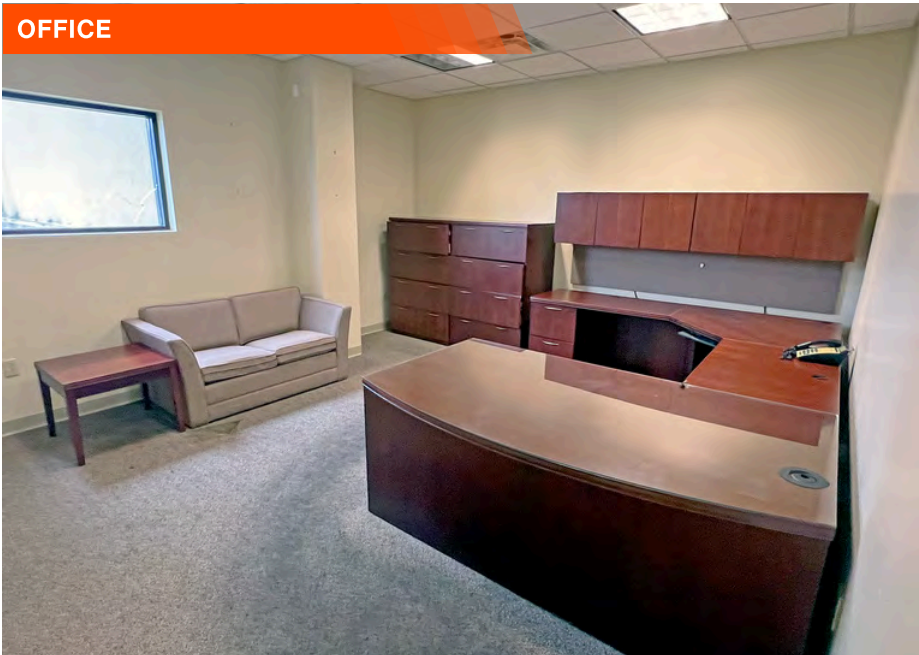
REAR EXTERIOR



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



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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: | \$2,000,000 |
| Price / SF: | \$60.59 |
| Lease Rate: | \$5.00/SF |
| 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.