

FOR LEASE

1200 N Logan St.,
Lincoln, IL 62656

N Logan St

Section 1: 60,000 SF

Section 3: 24,553 SF

Section 2: 65,000 SF



60,000 SF - 149,553 SF WAREHOUSE SPACE

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AREA MAP

1200 N Logan St., Lincoln, IL 62656



LOCATION OVERVIEW

Strategically positioned city in Central Illinois, offering convenient access to major transportation routes and regional markets. Located along Interstate 55, the property provides direct north-south connectivity between Chicago and St. Louis, making it an ideal hub for distribution and logistics operations. The warehouse benefits from proximity to key highways, rail access, and a reliable transportation infrastructure that supports efficient shipping and receiving. Lincoln's central location allows for cost-effective reach to major Midwestern markets within a day's drive.



HIGHLIGHTS



60,000 SF
WAREHOUSE

Work Envelope

- 12 open docks with levelers & dock locks
- (1) 12'x12' ramped drive-in door
- 23'-27' clear span clear height
- New LED lighting
- Landlord will insulate & heat space as needed



HIGHLIGHTS



65,000 SF
WAREHOUSE

Work Envelope

- Rail served space with rail siding & rail doors via Union Pacific
- (3) proposed 10'x8' dock doors
- 20'-24' clear span clear height
- New LED lighting
- Landlord will insulate & heat space as needed



HIGHLIGHTS



24,553 SF
WAREHOUSE

Work Envelope

- ▶ (1) 8'x8' ramped drive-in door
- ▶ Access to the docks at Section 1
- ▶ The office space of 915 SF is freshly renovated with restrooms & private offices

INDUSTRIAL PROPERTY SUMMARY

1200 N LOGAN ST

LISTING # 3224

LOCATION DETAILS:

Parcel #: 08-300-019-00
County: IL - Logan
Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 268,500
Vacant SF: 149,553
Usable Sqft: 149,553
Office SF: 915
Warehouse SF: 148,638
Min Divisible SF: 60,000
Max Contig SF: 149,553
Lot Size: 13.11 Acres
Frontage: 1426
Depth: 433
Parking Spaces: 15
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1966
Renovated: 2026
Clear Ht Min: 20
Clear Ht Max: 27
Bay Spacing: Clear Span
Construction Type: Steel
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness CRM 2: 6"-8"

FACILITY INFORMATION:

Heat: Office
AC: Office
Lighting: LED
Sprinklers: Yes
Insulated: No
Ventilation: No
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: Yes

LOADING & DOORS:

Dock Doors: Dock Loading Platform
of Dock Doors: 15
Dock Levelers: Yes
Drive In Doors: 2
Drive In Door Size: (1)12'x12' (1)16'x14'

TRANSPORATION:

Interstate Access: 1.8 Miles to I-55
Rail Access: Double Ended Siding
Rail Line: Direct by Union Pacific
Rail Status: Active



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INDUSTRIAL PROPERTY SUMMARY PG 2

1200 N LOGAN ST

UTILITY INFO:

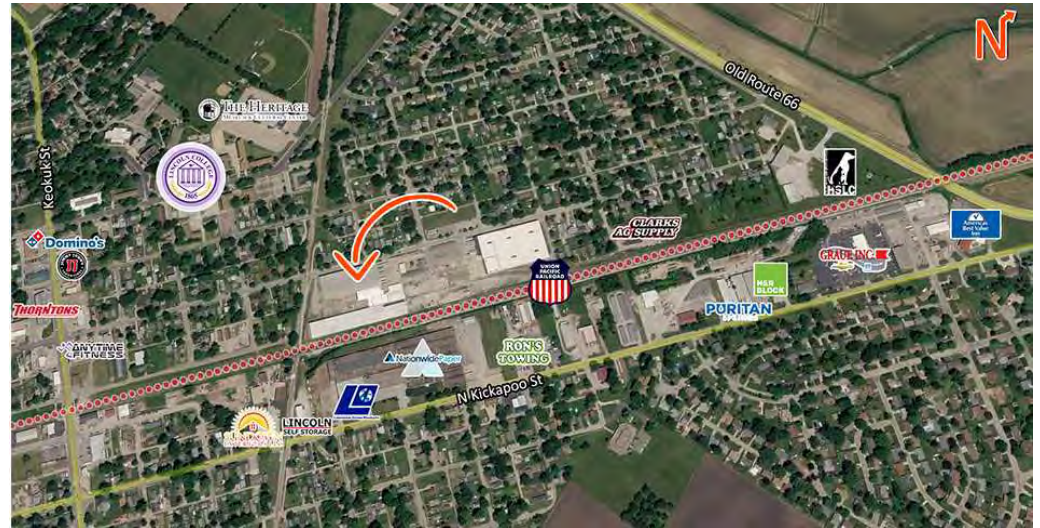
Water Provider:	City of Lincoln
Water Location:	On Site
Sewer Provider:	City of Lincoln
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	240
Voltage High:	440
Amps:	2000
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$33,547.70
Tax Year:	2025



SALE/LEASE INFORMATION:

Lease Rate:	\$4.25/SF
Lease Type:	NNN
NNN Expenses:	\$0.52

PROPERTY DESCRIPTION:

Multi-tenant or Single tenant warehouse space of 60,000-149,553 SF available for lease. Section 1 is 60,000 SF with 12 open docks with levelers & dock locks, (1)12'x12' ramped drive-in door, 23'-27' clear span clear height, new LED lighting, & landlord will insulate & heat space as needed. Section 2 is 65,000 SF of rail served space with rail siding & rail doors via Union Pacific, (3) proposed 10'x8' dock doors, (1)16'x14' drive-in doors, 20'-24' clear span clear height, new LED lighting, & landlord will insulate & heat space as needed. Section 3 is 24,553 SF with (1)8'x8' ramped drive-in door, and access to the docks at Section 1. The office space of 915 SF is freshly renovated with restrooms & private offices. One acre of fenced and secured outdoor storage, ideally suited for businesses requiring both covered warehouse operations and substantial exterior storage capacity.