

FOR LEASE

12245 Highland Rd.,
Highland, IL 62249



67,780 SF MANUFACTURING/WAREHOUSE FACILITY

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

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

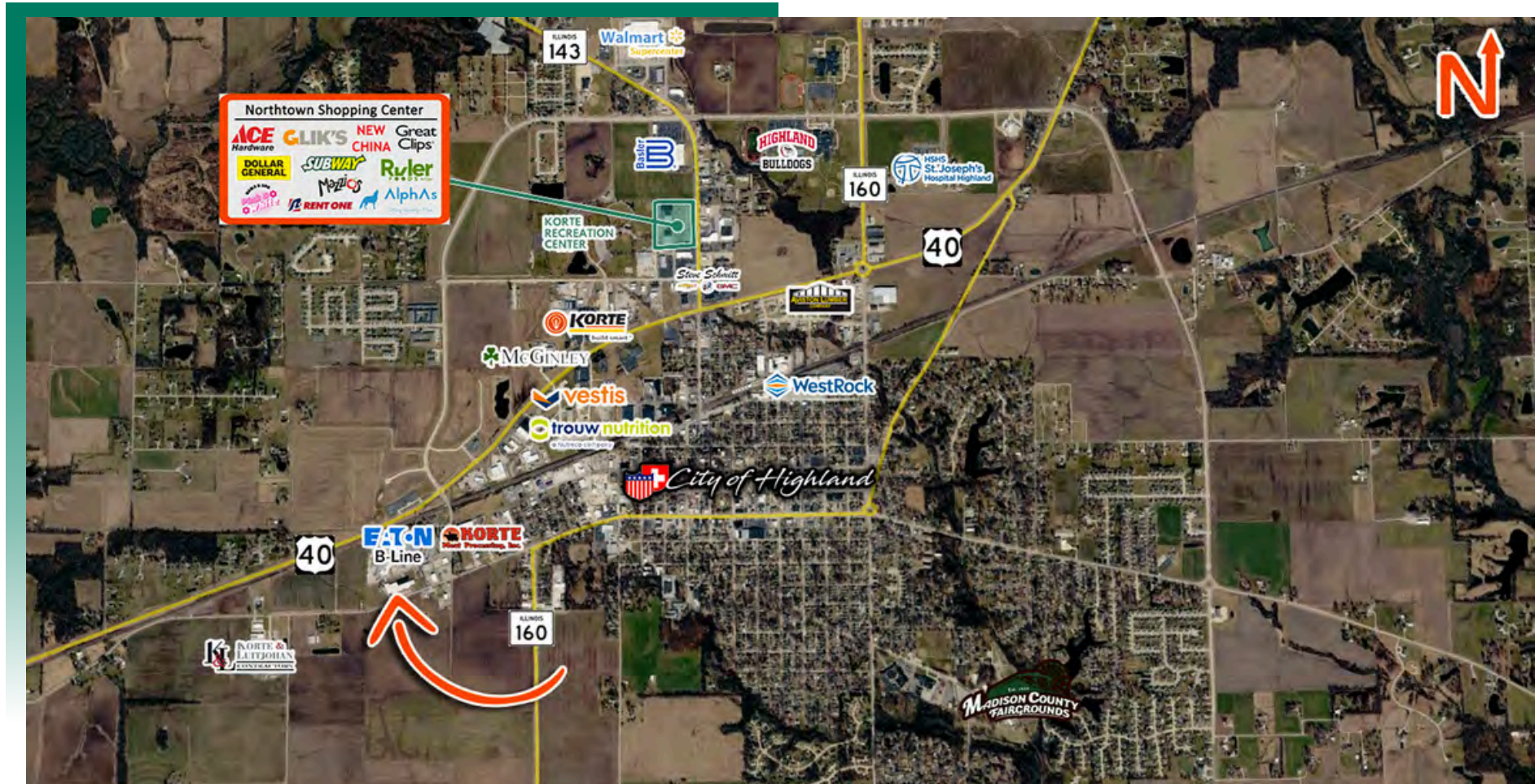
Cole Hensel
Broker Associate
Office: (618) 277-4400 (Ext. 28)
Cell: (618) 606-2646
coleh@barbermurphy.com



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

12245 Highland Rd., Highland, IL 62249

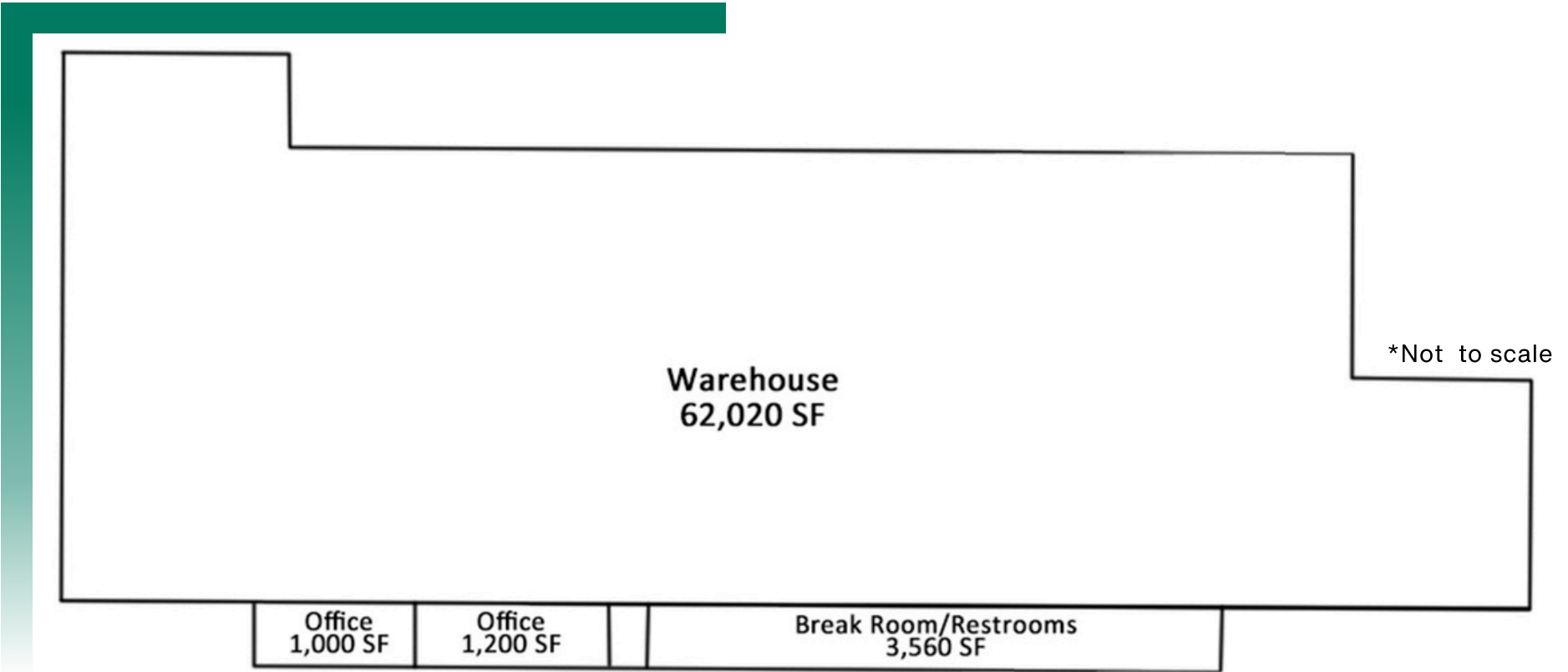


LOCATION OVERVIEW

Strategic location serving the greater St. Louis and Metro East industrial markets. Located about 30 miles east of St. Louis, Highland gives warehouse and distribution users access to I-70 and I-55, connecting businesses to major Midwestern markets and regional supply chains. The community has a strong manufacturing foundation, an established industrial workforce, and access to a broad labor pool supported by surrounding counties and nearby technical schools and universities. Highland also offers business-oriented advantages, including competitive municipal utilities, high-speed fiber connectivity, and a less congested operating environment than larger metropolitan industrial hubs.

FLOOR PLAN & INFORMATION

12245 Highland Rd., Highland, IL 62249



62,020 SF Warehouse	5,760 SF Office	(7) 10' x 9' Dock-High Doors	(1) 14' x 12' Drive-In Door	14'-18' Clear Height
Fully Sprinklered Warehouse	Heating & Ventilation Throughout	Recent Roof Improvements	Heavy Power: 3-Phase, 480V, 3,000 AMP Service	Previously Occupied by a Manufacturing User

PROPERTY PHOTOS

12245 Highland Rd., Highland, IL 62249



INDUSTRIAL PROPERTY SUMMARY

12245 HIGHLAND RD., HIGHLAND, IL 62249

LISTING # 3332

LOCATION DETAILS:

Parcel #: 01-2-24-06-00-000-014
County: IL - Madison
Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 67,780
Vacant SF: 67,780
Office SF: 5,760
Warehouse SF: 62,020
Min Divisible SF: 67,780
Max Contig SF: 67,780
Lot Size: 4.13 Acres
Frontage: 700
Depth: 350
Parking Spaces: 25
Parking Surface Type: Rocked

STRUCTURAL DATA:

Year Built: 1965
Clear Ht Min: 14
Clear Ht Max: 18
Bay Spacing: 20'x60'
Construction Type: Exterior - Block
Roof: Steel, Wood Truss
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Office/Warehouse
AC: Office
Lighting: LED
Sprinklers: Wet Pipe System
Insulated: Yes
Ventilation: Yes
Compressed Air: Yes
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

of Dock Doors: 7
Dock Doors: 10'x9'
Dock Levelers: Yes
Drive In Doors: 1
Drive In Door Size: 14'x12'

TRANSPORTATION:

Interstate Access: 10 Miles to I-70, 13 Miles to I-55, & 20 Miles to I-55.

INDUSTRIAL PROPERTY SUMMARY PG 2

12245 HIGHLAND RD., HIGHLAND, IL 62249

UTILITY INFO:

Water Provider:	City of Highland
Water Location:	On Site
Sewer Provider:	City of Highland
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:	480
Amps:	3000
Phase:	3

FINANCIAL INFORMATION:

Taxes:	\$18,623.00
Tax Year:	2025



LEASE INFORMATION:

Lease Rate:	\$3.00/SF
Lease Type:	NNN

PROPERTY DESCRIPTION:

67,780 SF manufacturing/warehouse facility includes (7) 10'x9' docks and (1) 14' x 12' drive-in doors, providing efficient loading and unloading capabilities. The building's clear height is 14'-18', a fully sprinklered warehouse, with heating and ventilation throughout the facility. Roof improvements have been completed in recent years. Previously occupied by a manufacturer, the facility is equipped with existing heavy power with 3-phase 480V 3,000 AMP service.