



FOR LEASE

12344 State Route 143.,
Highland, IL 62249

177,235 SF INDUSTRIAL WAREHOUSE & MANUFACTURING FACILITY ON 18.57 ACRES
WILL DIVIDE

BARBERMURPHY
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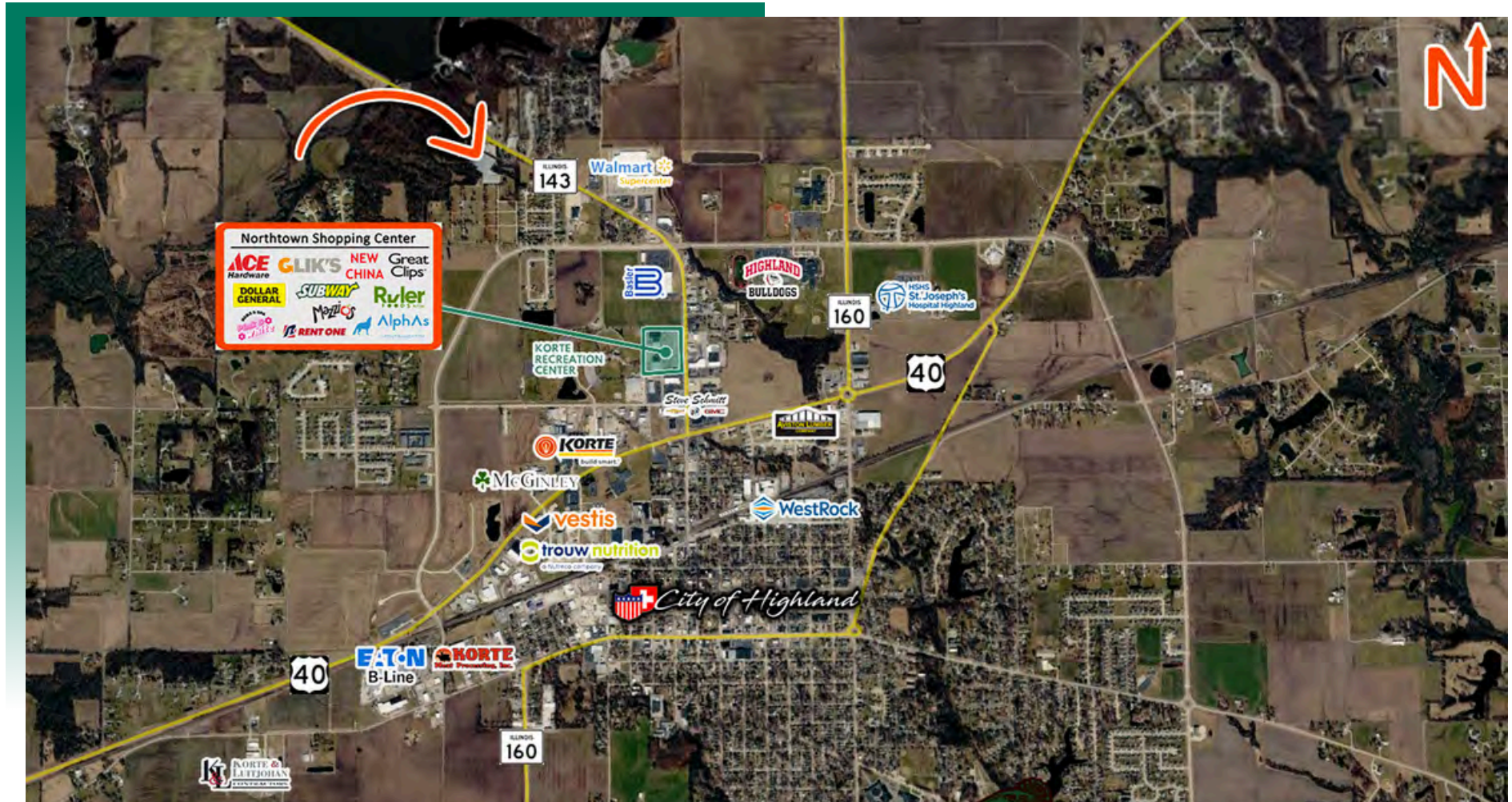
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

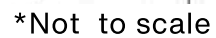
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LOCATION OVERVIEW

Located approximately 30 miles east of St. Louis, Highland benefits from convenient access to I-70 and connectivity to I-55 & I-255, supporting the movement of goods throughout the Midwest within a 1-day truck reach. The area has an established manufacturing base, a regional workforce supported by surrounding communities and educational institutions within a 30-minute drive, and a business-friendly environment that supports industrial operations and expansion. With access to major transportation corridors, competitive utility offerings, and a mix of established industrial businesses, Highland is well positioned for manufacturers, distributors, and companies seeking a functional location outside the congestion of a major metropolitan center.

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PROPERTY PHOTOS & INFORMATION

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**173,651 SF
Warehouse/
Manufacturing
Space**

**3,584 SF
Office Space**

**On 18.57 Acres
with 10+ Acres of
Level/Usable
Ground**

**25'-35' Clear
Height**

**(22) Dock Doors
with Levelers &
Powered Overhead
Doors**

(4) Drive-In Doors

**±80,000 SF of
Paved Exterior Area
for Truck
Maneuvering &
Parking**

**Existing Racking
System (Can
Remain or Be
Removed)**

**Heavy-Duty
Reinforced
Concrete Slab
(Reported 3,000
PSI Capacity)**

**Integrated Three-
Guide-Wire Lift
System**

**Heavy Electrical
Service for
Manufacturing
Operations**

**Two Air-
Conditioned, Two-
Story Office Areas
with Conference
Facilities**

**Second-Floor
Mezzanine with
Elevator Access**

**ESFR Sprinkler
System**

**On-Site Rainwater
Collection,
Retention Pond &
Pump Station**

PROPERTY PHOTOS

12344 State Route 143, Highland, IL 62249



INDUSTRIAL PROPERTY SUMMARY

12344 STATE ROUTE 143, HIGHLAND, IL 62249

LISTING

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LOCATION DETAILS:

Parcel #: 02-1-18-30-00-000-012.001
County: IL - Madison
Zoning: M-3 Industrial
Business Park / Development: Walnut Grove Highland Business Park

PROPERTY OVERVIEW:

Building SF: 177,235
Vacant SF: 177,235
Usable Sqft: 177,235
Office SF: 3,584
Warehouse SF: 173,651
Min Divisible SF: 50,000
Max Contig SF: 177,235
Lot Size: 18.57 Acres
Frontage: 520
Depth: 720
Parking Spaces: 50
Parking Surface Type: Concrete
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1951
Renovated: 1993
Clear Ht Min: 25
Clear Ht Max: 35
Bay Spacing: 25'x60'
Construction Type: Steel
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Office/Warehouse
AC: Office
Lighting: LED Motion Sensor
Sprinklers: ESFR
Insulated: Yes
Ventilation: Yes
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

of Dock Doors: 22
Dock Doors: 10'x8'
Dock Levelers: Yes
Drive In Doors: 4
Drive In Door Size: 16'x14'

TRANSPORTATION:

Interstate Access: 10 Miles to I-70, 13 Miles to I-55, 20 Miles to I-255

INDUSTRIAL PROPERTY SUMMARY PG 2

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UTILITY INFO:

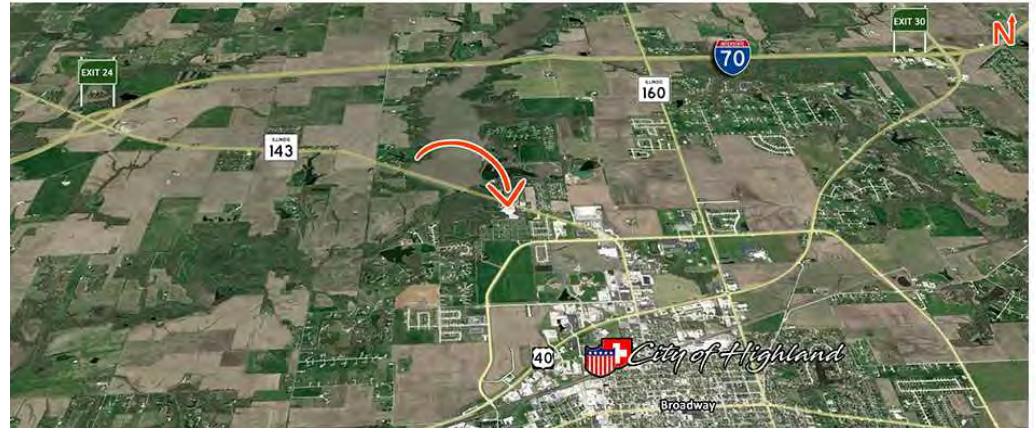
Water Provider:	City of Highland
Water Location:	On Site
Sewer Provider:	City of Highland
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	240
Voltage High:	480
Amps:	3000
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$78,139.00
Tax Year:	2025



LEASE INFORMATION:

Lease Rate:	\$4.50/SF
Lease Type:	NNN
NNN Expenses:	\$1.00 (Approximate)

PROPERTY DESCRIPTION:

Walnut Grove Highland Business Park offers a 177,235 SF industrial warehouse and manufacturing facility situated on 18.57 acres. Zoned M-3 Industrial, the property is well suited for heavy manufacturing, warehousing, distribution, and other industrial operations requiring substantial building capacity and functional site improvements. The facility was constructed in phases between 1951 and 1993 and features an estimated 25' average clear height, with maximum ceiling heights reaching 35'. The warehouse is equipped with (22) dock-high doors with levelers and powered overhead doors, (4) Drive-in doors, and approximately 80,000 SF of paved exterior area for truck maneuvering, loading, and parking. The existing rack storage system can remain in place or be removed to accommodate a user's operational requirements. Additional features include a three-guide-wire lift system integrated into the concrete floor, a heavy-duty reinforced concrete slab with a reported loading capacity of 3,000 pounds per square inch, and electrical service suitable for heavy manufacturing and warehousing.

The property also includes interior office space with conference facilities, two air-conditioned two-story office areas, and a second-floor mezzanine accessible by elevator. Fire protection is provided by an ESFR sprinkler system, complemented by an on-site rainwater collection system, retention pond, and pump station. Approximately 10 acres of the site consist of level, usable ground, offering additional flexibility for industrial operations.



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