

10093 Ellis Rd  
St. Jacob, IL 62281

# Industrial Property for Lease



- 10,404 SF Warehouse/Office Building on large Industrial Site for Lease
- (2) Drive-In Doors: (1) 16'x16'; (1) 8'x10'
- 2 Outside Docks with Levelers
- 12 Acres available to the east of the property

**Lease Rate:**  
**\$4.00 per SF, Modified Gross**



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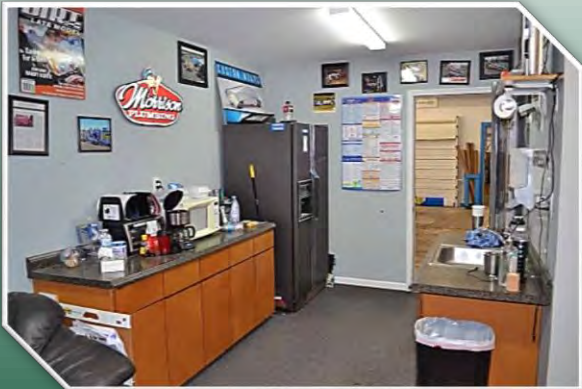
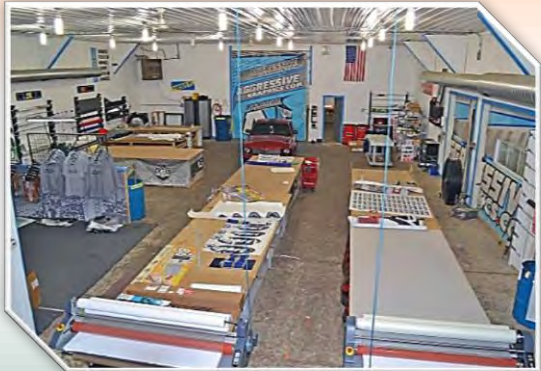
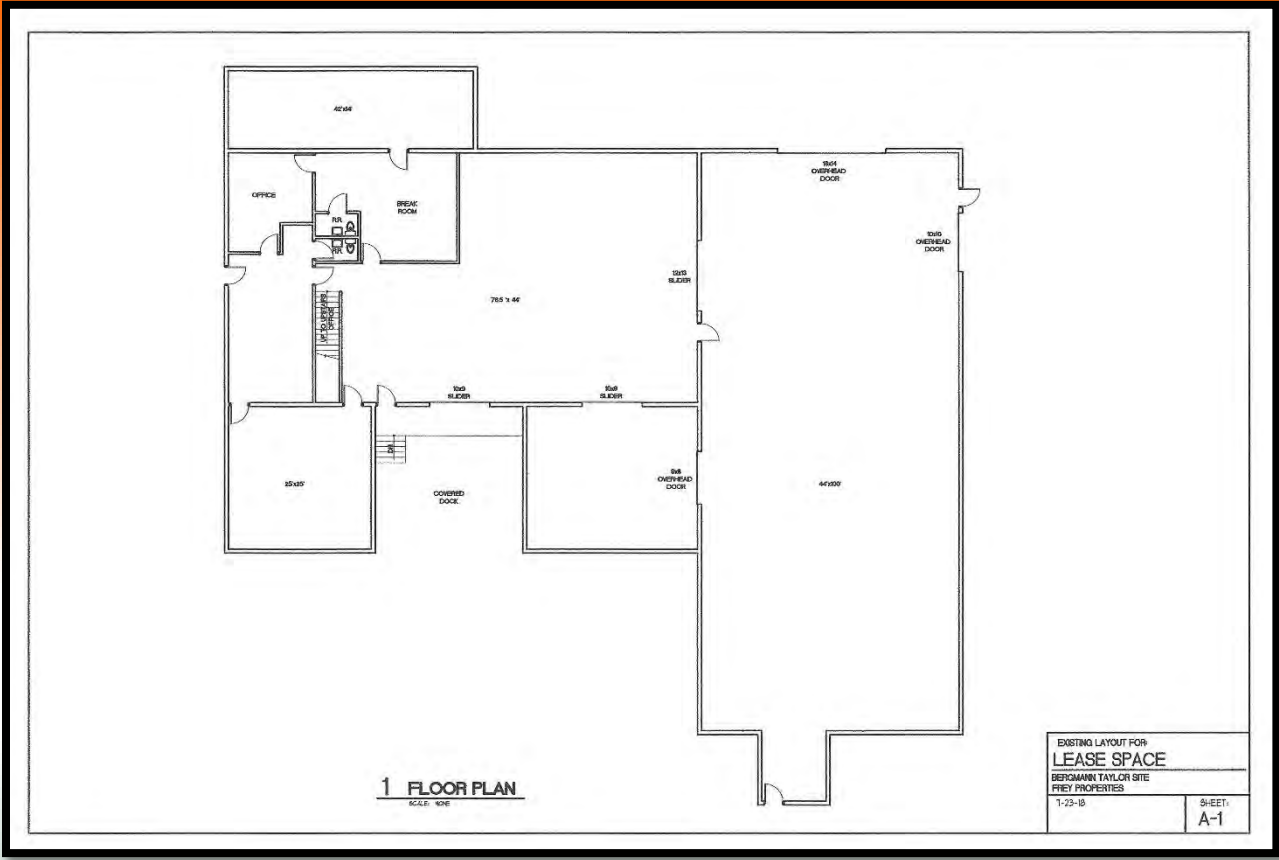
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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





Listing No: 989

Industrial

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**SALE INFORMATION:**

For Sale: No  
Sale Price:  
Sale Price/SF:  
CAP Rate:  
GRM:  
NOI:

**LEASE INFORMATION:**

For Lease: Yes  
Lease Rate: \$4.00  
Lease Type: Modified Gross  
Net Charges:  
CAM Charges:  
Lease Term:

**Leasing Comments:**

10,404 Warehouse/Office on large Industrial site for lease. 2 Drive-In Doors (1) 16' x 16' & (1) 8' x 10'. 2 Outside docks with levelers.

**Total SF Available: 10,404 SF**

**Min Divisible SF: 10,404 SF**

**SQUARE FOOT INFO:**

Building Total: 10,404 SF  
Total Available: 10,404 SF  
Direct Lease: 10,404 SF  
Sublease: 0 SF  
Office: 588 SF  
Warehouse: 9,816 SF  
Min Divisible: 10,404 SF  
Max Contiguous: 10,404 SF

**LAND MEASUREMENTS:**

Acres: 1.00  
Frontage:  
Depth:

**PROPERTY INFORMATION:**

Parcel No:	05-1-23-08-00-000-008	TIF:	No	Property Tax:	\$18,956.96
County:	Madison	Enterprise Zone:	No	Tax Year:	2017
Zoning:	M-2	Foreign Trade Zone:	No		
Zoning By:		Survey:	No		
Industrial Park:	Industrial Site	Environmental:	No		
Prior Use:	Industrial Site	Archaeological:	No		

**STRUCTURAL DATA:**

Year Built:	1970	Clearance Min:	10'	Style:	Wood Frame
Rehab Year:	2015	Clearance Max:	14'	Roof:	Metal
		Bay Spacing:	Clear Span	Exterior:	Metal
				Floors:	2
				Floor Type:	Concrete
				Floor Thickness:	6"
				Floor Drains:	No



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**UTILITY INFORMATION**

<b>Water Provider:</b>	City of St. Jacob	<b>Service:</b>		<b>Location:</b>	On Site
<b>Sewer Provider:</b>	Septic Tank	<b>Service:</b>		<b>Location:</b>	Tank on Site
<b>Gas Provider:</b>	Ameren IL	<b>Service:</b>		<b>Location:</b>	On Site
<b>Electric Provider:</b>	Ameren IL	<b>Service:</b>		<b>Location:</b>	On Site
<b>AMPS:</b>	200 KVA	<b>Phase:</b>	Single		
<b>Low Volts:</b>	120	<b>High Volts:</b>	240		
<b>Telecom Provider:</b>		<b>Service:</b>		<b>Location:</b>	

**FACILITY INFORMATION**

<b>Truck Dock:</b>	2	<b>Size:</b>	Outdoor Docks	<b>Parking:</b>	15
<b>Dock Levelers:</b>	2	<b>Capacity:</b>		<b>Surface Type:</b>	Rock
	Outside			<b>Yard:</b>	1 Acre
<b>Drive-In Doors:</b>	2	<b>Size:</b>	(1) 16' x 16', (1) 8' x 10'	<b>Extra Land:</b>	12 Acres
<b>Box Van Doors</b>	No				
<b>Overhead Cranes:</b>	No	<b>Size:</b>	N/A N/A		
<b>Elevators:</b>	N/A				

**Additional Facility Information:**

<b>Heating:</b>	Yes	<b>Men's Restroom:</b>	Yes
<b>Cooling:</b>	Yes	<b>Women's Restroom:</b>	Yes
<b>Insulated:</b>	Yes	<b>Shower:</b>	No
<b>Sprinklers:</b>	No	<b>Ventilation:</b>	No
<b>Lighting:</b>	Flourescent	<b>Compressed Air:</b>	Yes
<b>Skylights:</b>	No		

**TRANSPORTATION**

**Interstate:**  
**Rail:**  
**Barge:**  
**Airport:**

**Listing Broker(s)**

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**Comments**

Office/Warehouse for Lease in St. Jacob off IL Route 4 and 3.0 Miles to I-70. 12 Acres adjacent to the East (Currently Farm ground) available for Sale. Entire Complex is available for Sale.