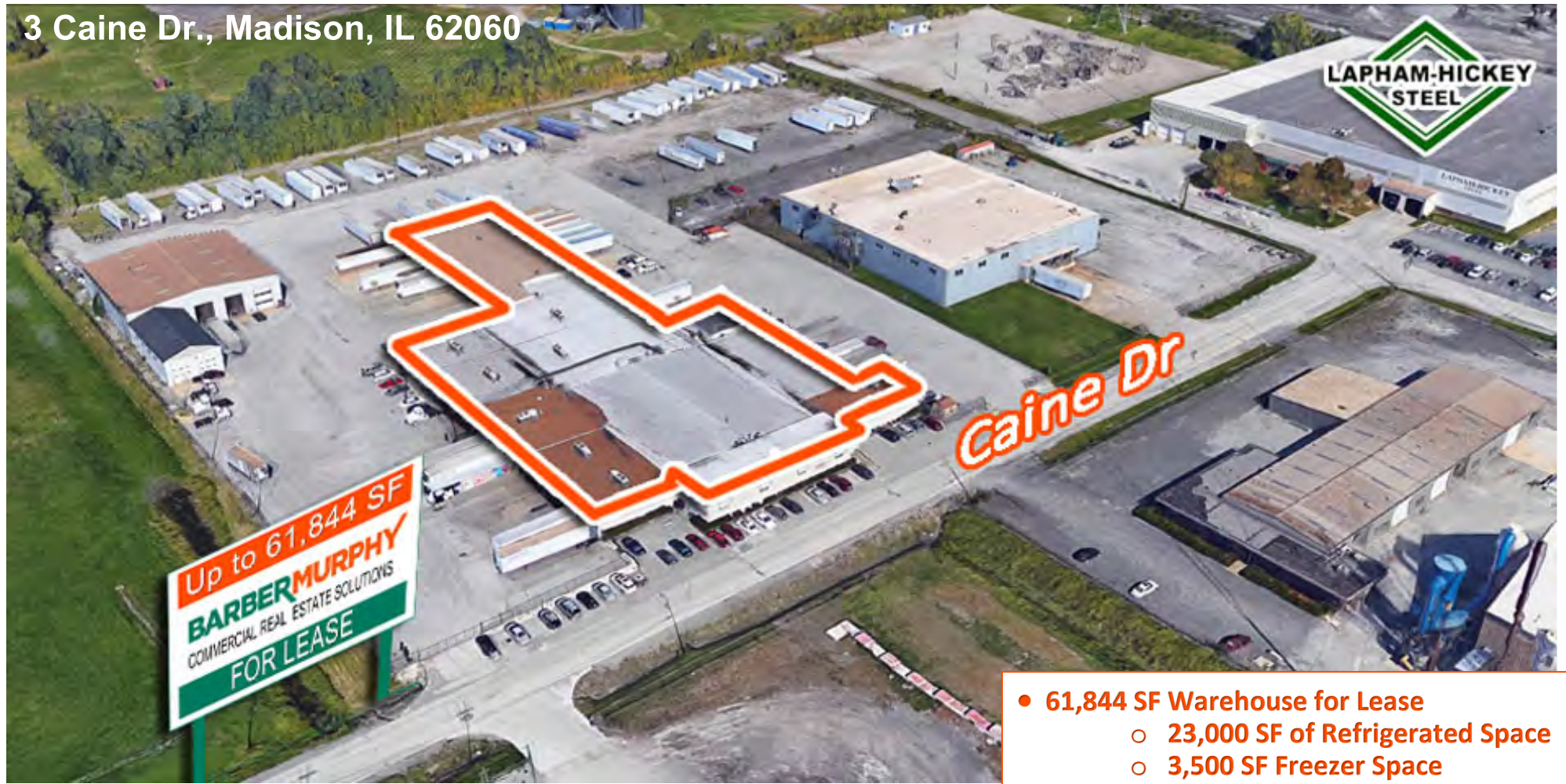


Temperature Controlled Warehouse for Lease

3 Caine Dr., Madison, IL 62060



Lease Rate: \$2.50-\$4.50 per SF, NNN

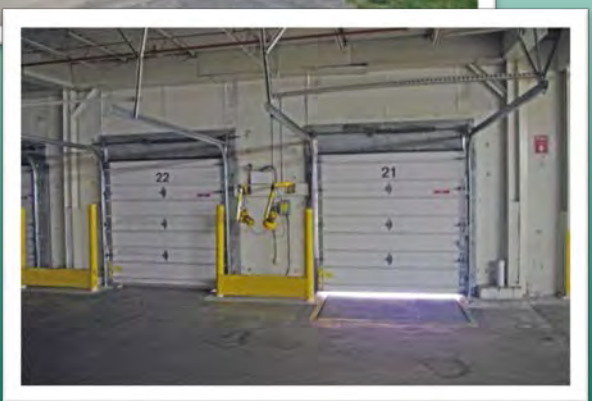
- 61,844 SF Warehouse for Lease
 - 23,000 SF of Refrigerated Space
 - 3,500 SF Freezer Space
 - 24,000 SF Dry
- Cross Dock with 40 Dock Doors
- Truck Parking Available

BARBERMURPHY

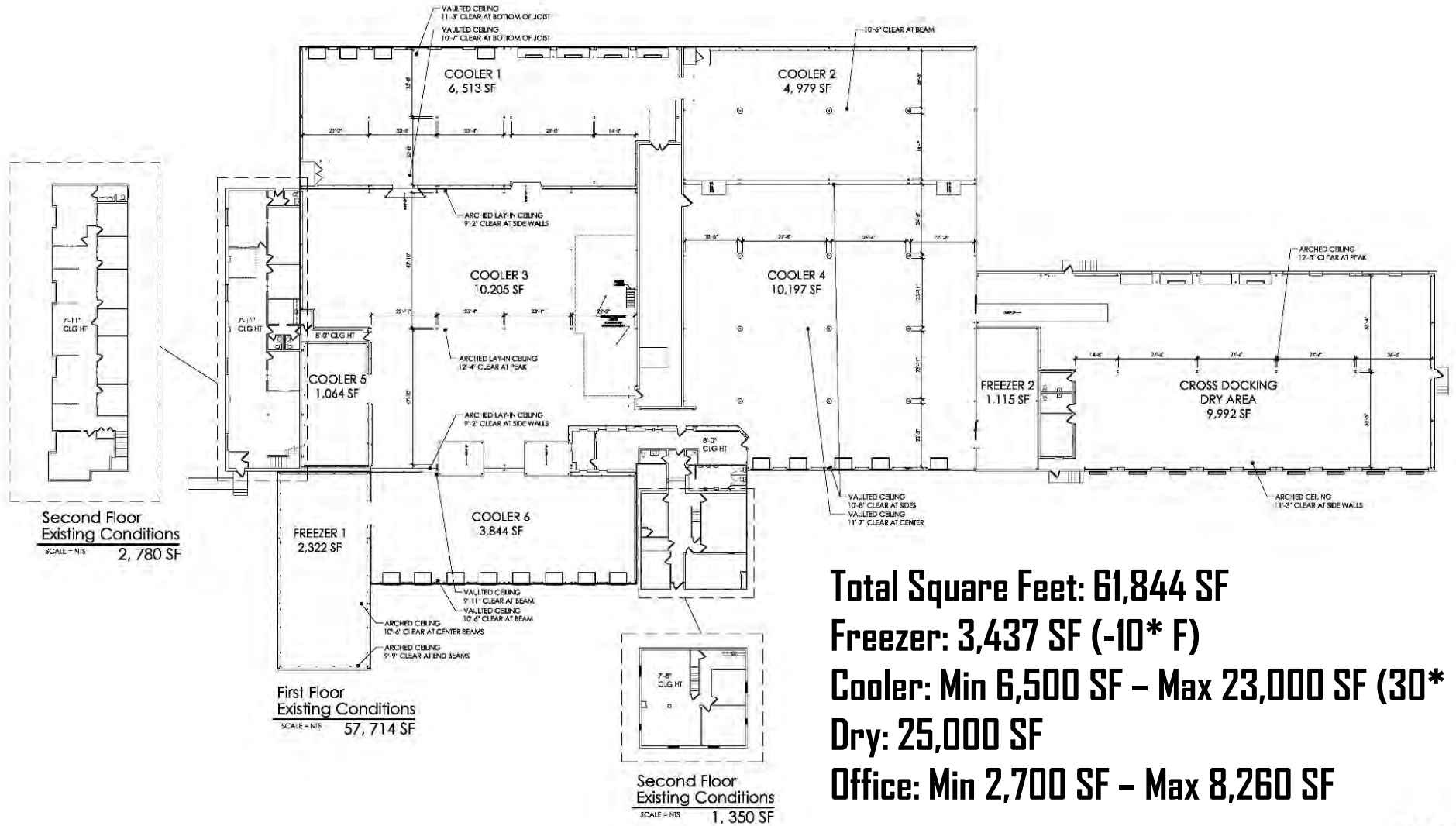
COMMERCIAL REAL ESTATE SOLUTIONS James Leopold - CCIM
1173 Fortune Blvd. Shiloh, IL 62269 C: 618.581.1702
618.277.4400 barbermurphy.com JamesL@barbermurphy.com

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.





Floor Plan – Building #1



#3 Caine Drive
Madison, Illinois

61,844 SF



Listing No: 2208

**Industrial
Warehouse/Distribution**

3 Caine Drive
Madison, IL 62060

SALE INFORMATION:

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

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$4.50
Lease Type: NNN
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Total SF Available: 61,844 SF

Min Divisible SF: 61,884 SF

SQUARE FOOT INFO:

Building Total: 61,884 SF
Total Available: 61,844 SF
Direct Lease: 61,884 SF
Sublease: 0 SF
Office: 8,260 SF
Warehouse: 53,624 SF
Min Divisible: 61,884 SF
Max Contiguous: 61,844 SF

LAND MEASUREMENTS:

Acres: 8.00
Frontage: 450' FT
Depth: 700' FT

PROPERTY INFORMATION:

Parcel No:	17-2-20-30-07-201-002;003.001	TIF:	No	Property Tax:	\$49,772.40
County:	Madison	Enterprise Zone:	No	Tax Year:	2018
Zoning:	Industrial	Foreign Trade Zone:	No		
Zoning By:	Madison	Survey:	No		
Industrial Park:	Freezer Warehouse/Distribution	Environmental:	No		
Prior Use:	Food Distribution	Archaeological:	No		

STRUCTURAL DATA:

Year Built:	1975	Clearance Min:	8'	Style:	Metal/Insulated Panels/Stone
Rehab Year:	1983	Clearance Max:	14'	Roof:	Flat
		Bay Spacing:		Exterior:	Metal/ Insulated Panels
				Floors:	2
				Floor Type:	Varies
				Floor Thickness:	Varies
				Floor Drains:	Yes



3 Caine Drive
Madison, IL 62060

UTILITY INFORMATION

Water Provider:	Illinois American	Service:		Location:	On Site
Sewer Provider:	Metro East Sanitary	Service:		Location:	On Site
Gas Provider:	Ameren Illinois	Service:		Location:	On Site
Electric Provider:	Ameren Illinois	Service:		Location:	On Site
AMPS:	3,000 KVA	Phase:	3		
Low Volts:	120	High Volts:	420		
Telecom Provider:	Charter/ AT&T	Service:		Location:	

FACILITY INFORMATION

Truck Dock:	40	Size:	8' x 8' - 10' x 12'	Parking:	23
Dock Levelers:		Capacity:		Surface Type:	Asphalt
Drive-In Doors:		Size:		Yard:	8+ Acres
Box Van Doors	No			Extra Land:	12.15
Overhead Cranes:	No	Size:	N/A	Additional Facility Information:	
Elevators:	No				additional 12.15 Acres for sale in the industrial park.
Heating:	Warehouse	Men's Restroom:	Yes		Includes ramp up box van doors
Cooling:	Offices	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	No		
Sprinklers:	Yes	Ventilation:	Yes		
Lighting:	LED	Compressed Air:	Yes		
Skylights:	No				

TRANSPORTATION

Interstate:	I-55/70, I-64
Rail:	No
Barge:	No
Airport:	St. Louis Lambert International

Comments

61,488 SF of Refrigerated, Freezer, Warehouse and Office Space. Located 3 Miles to Interstates I-55/70 and 15 Miles to Downtown St. Louis.
*Broker has Ownership Interest

Listing Broker(s)

James Leopold CCIM
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Cell: (618) 581-1702