

**FOR LEASE
-AND-
SALE**

2510 Franklin Street,
Carlyle, IL 62231



HEAVY POWER/CRANE SERVED 112,584 SF MANUFACTURING FACILITY

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

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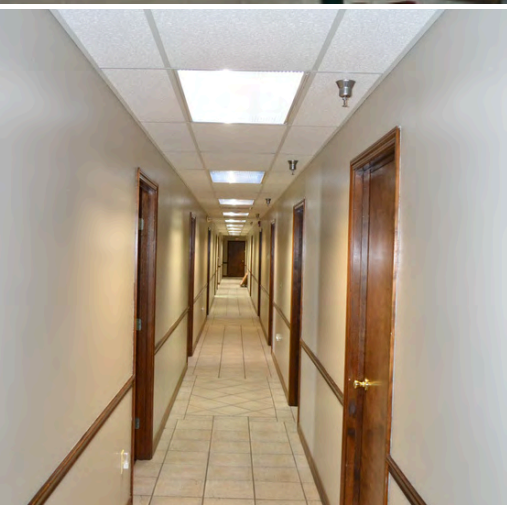
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5,000 SF of functional office space

- 15 Private Offices
- Male/Female Restrooms
- Large Conference Room
- Breakroom



PROPERTY HIGHLIGHTS



(15) Private offices



ADA Compliant Restrooms
Men's & Women's



LED Lighting



Temperature Controlled



Conference Room



Breakroom



107,584 SF
warehouse space
features 25' x 50'
bay spacing and 2
overhead cranes.

This space includes (3) Dock
Door with levelers and (6) Drive-
in doors.

107,584 SF Warehouse Space



**PROPERTY
HIGHLIGHTS**



Compressed Air



3 Dock Doors
with levelers



(6) Drive-in Doors
(5) 14'x12'
(1) 16' x 14'



Sprinklers



16'-36'
Clear Height



10,000 KVA



3 Phase
480 Volts



(1) 30-Ton Crane
(1) 7.5 Ton Crane

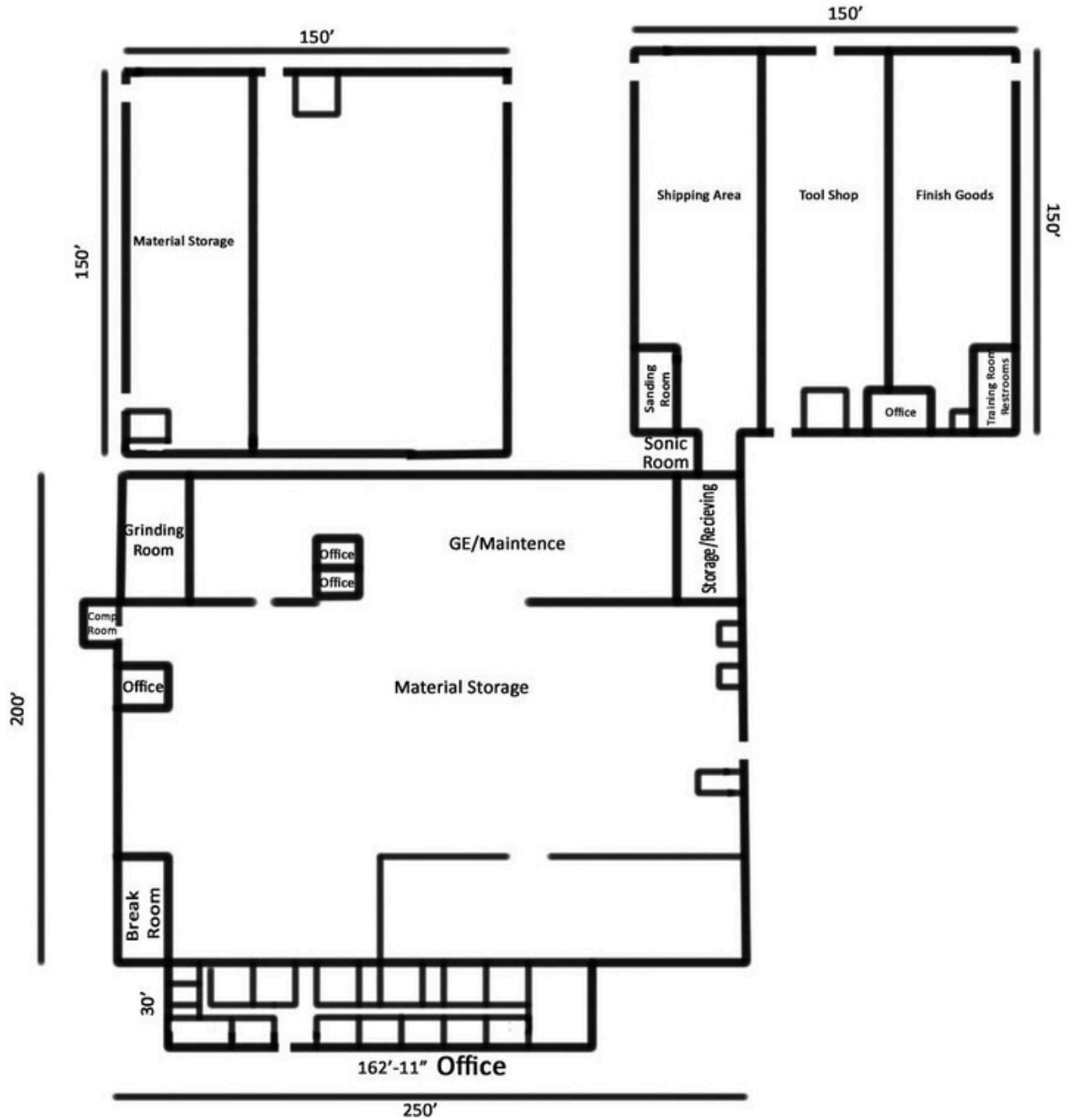
EXTERIOR ACCESS POINTS

2510 FRANKLIN STREET, CARLYLE, IL 62231



FLOOR PLAN

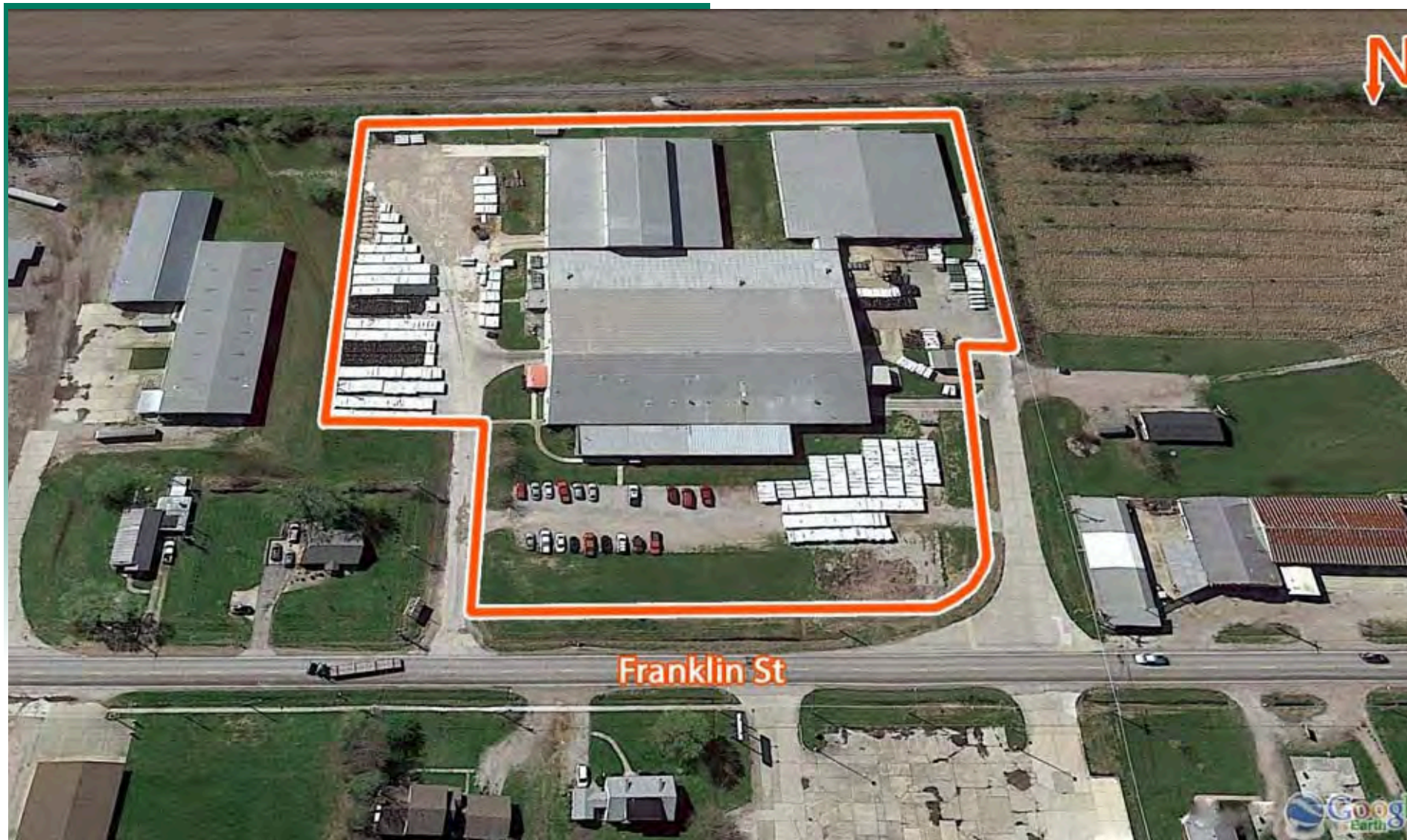
2510 FRANKLIN STREET, CARLYLE, IL 62231



*NOT TO SCALE

AREA MAP

2510 FRANKLIN STREET, CARLYLE, IL 62231



LOCATION OVERVIEW

The office and/or warehouse space is situated in Carlyle, IL, just off Old Highway 50, making it easily accessible for transportation and logistics. It's close proximity to St. Louis, MO, offers convenient access to a major metropolitan area.



Zoning I-1



45
Parking Spaces



Old US Highway 50
I-57 (15 Miles)

INDUSTRIAL PROPERTY SUMMARY

2510 FRANKLIN STREET



LISTING

2145

LOCATION DETAILS:

Parcel #: 08-07-24-100-025
County: IL - Clinton
Zoning: I-1 - City of Carlyle

PROPERTY OVERVIEW:

Building SF: 112,584
Vacant SF: 112,584
Usable Sqft: 112,584
Office SF: 5,000
Warehouse SF: 107,584
Min Divisible SF: 112,584
Max Contig SF: 112,584
Lot Size: 6.37 Acres
Parking Spaces: 45
Parking Surface Type: Concrete/Asphalt
Archeological: No
Environmental: Yes
Survey: Yes
Prior Use: Plastic Injection Molding

STRUCTURAL DATA:

Year Built: 1988
Renovated: 2023
Clear Ht Min: 16
Clear Ht Max: 36
Bay Spacing: 25' x 50'
Construction Type: Metal, Brick / Metal
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6

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FACILITY INFORMATION:

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

LOADING & DOORS:

Dock Doors: (3) 8' x 8'
Dock Levelers: Yes
Drive In Doors: 6
Drive In Door Size: (5) 14'x12'; (1) 16'x14'
of Cranes: 2
Crane Size: (1) 30-Ton; (1) 7.5-Ton

TRANSPORATION:

Interstate Access: Old U.S. Hwy 50 (15 miles to I-57)
Barge Access: 50 miles (SCF Marine Barge Loading)

INDUSTRIAL PROPERTY SUMMARY PG 2

2510 FRANKLIN STREET

UTILITY INFO:

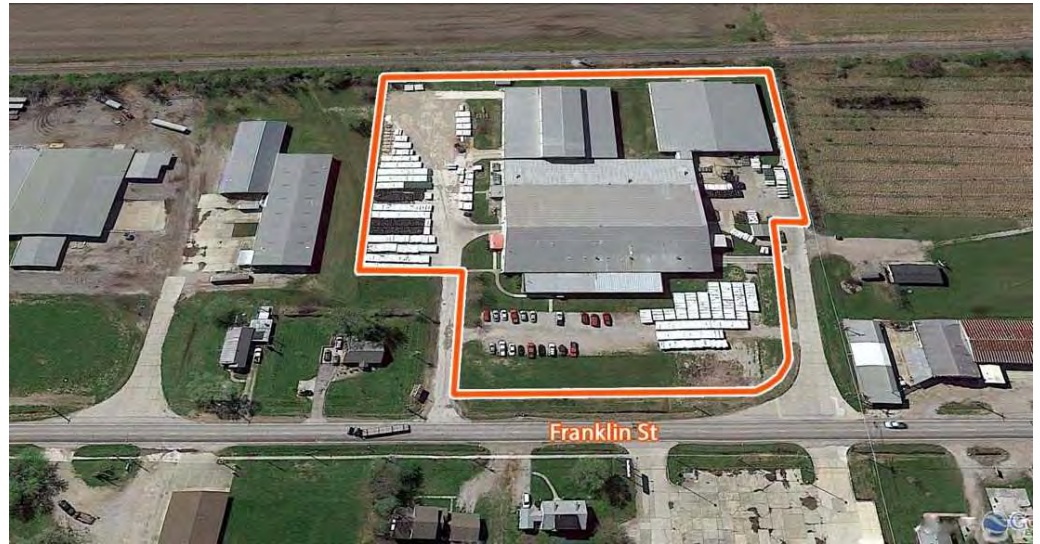
Water Provider:	City of Carlyle
Water Location:	On Site
Sewer Provider:	City of Carlyle
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	120
Voltage High:	480
Amps:	10,000
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$23,752.28
Tax Year:	2022



SALE/LEASE INFORMATION:

Sale Price:	\$2,125,000
Price / SF:	\$18.87
Lease Rate:	\$2.00/SF
Lease Type:	NNN
NNN Expenses:	\$0.25/SF

PROPERTY DESCRIPTION:

-112,584 SF Manufacturing Facility
- 107,584 SF Warehouse with 5,000 SF Office Space
-16'-36' Ceiling Height
- HEAVY POWER- 3 Phase, 10,000 AMP, 480V Service
-(6)14' Drive-In Doors; (3)8'x8' Dock Doors
Above ground Diesel Fuel tank on site

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