

**FOR LEASE
-AND-
SALE**

2510 Franklin Street,
Carlyle, IL 62231



**HEAVY POWER/CRANE SERVED
112,584 SF MANUFACTURING FACILITY**

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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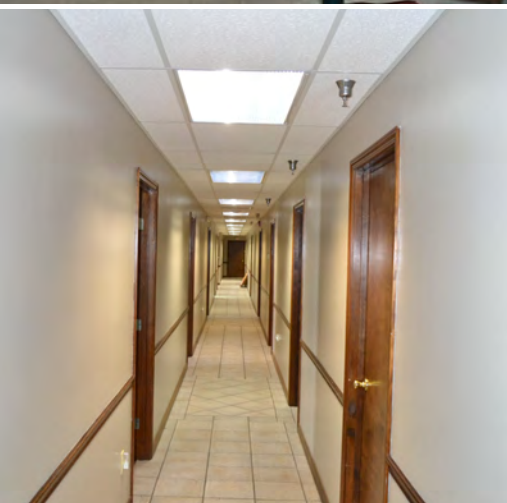


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



5,000 SF of functional office space

The office space features 15 private offices, restrooms, large conference room and 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

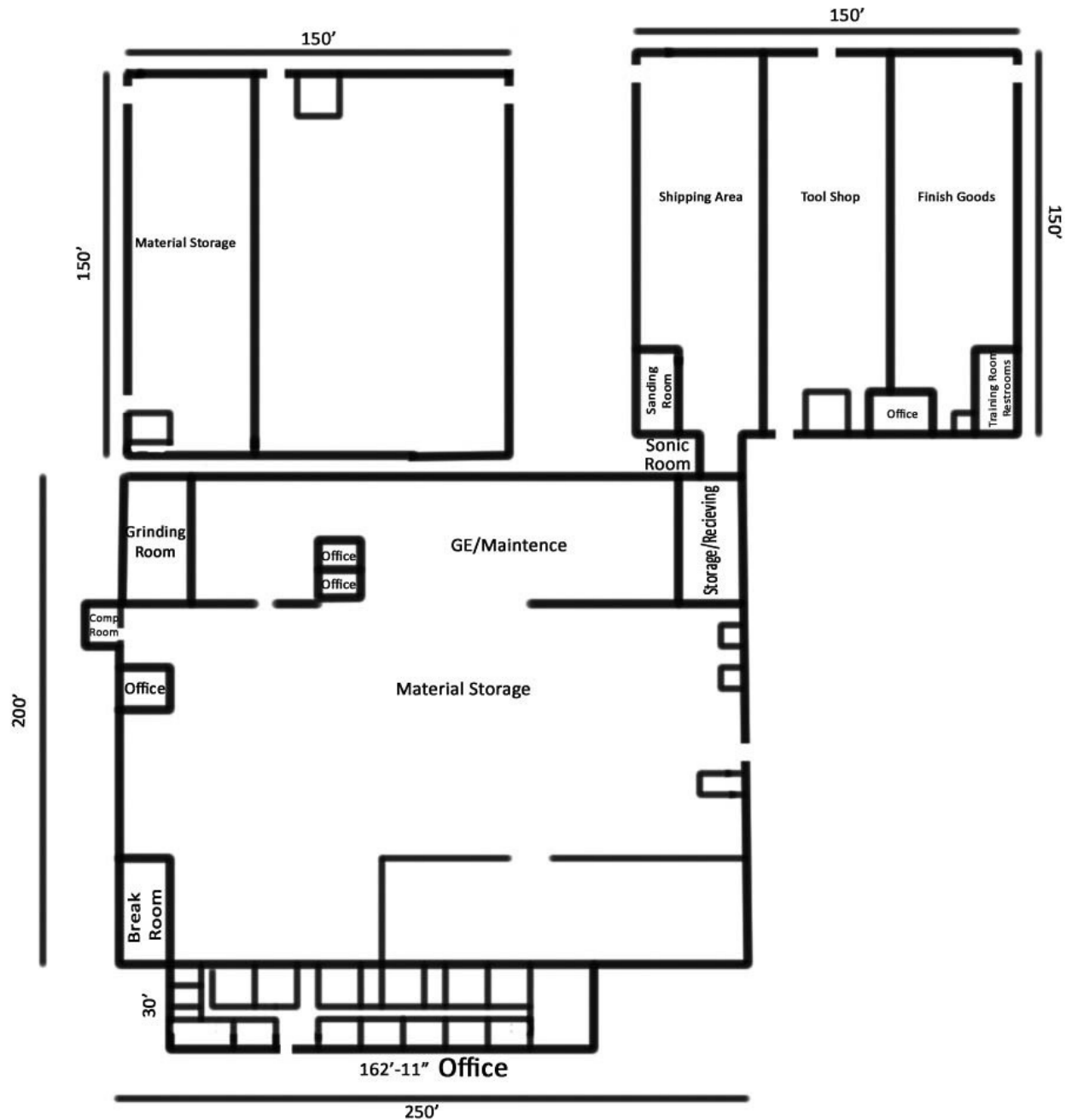
EXTERIOR ACCESS POINTS

2510 FRANKLIN STREET, CARLYLE, IL 62231



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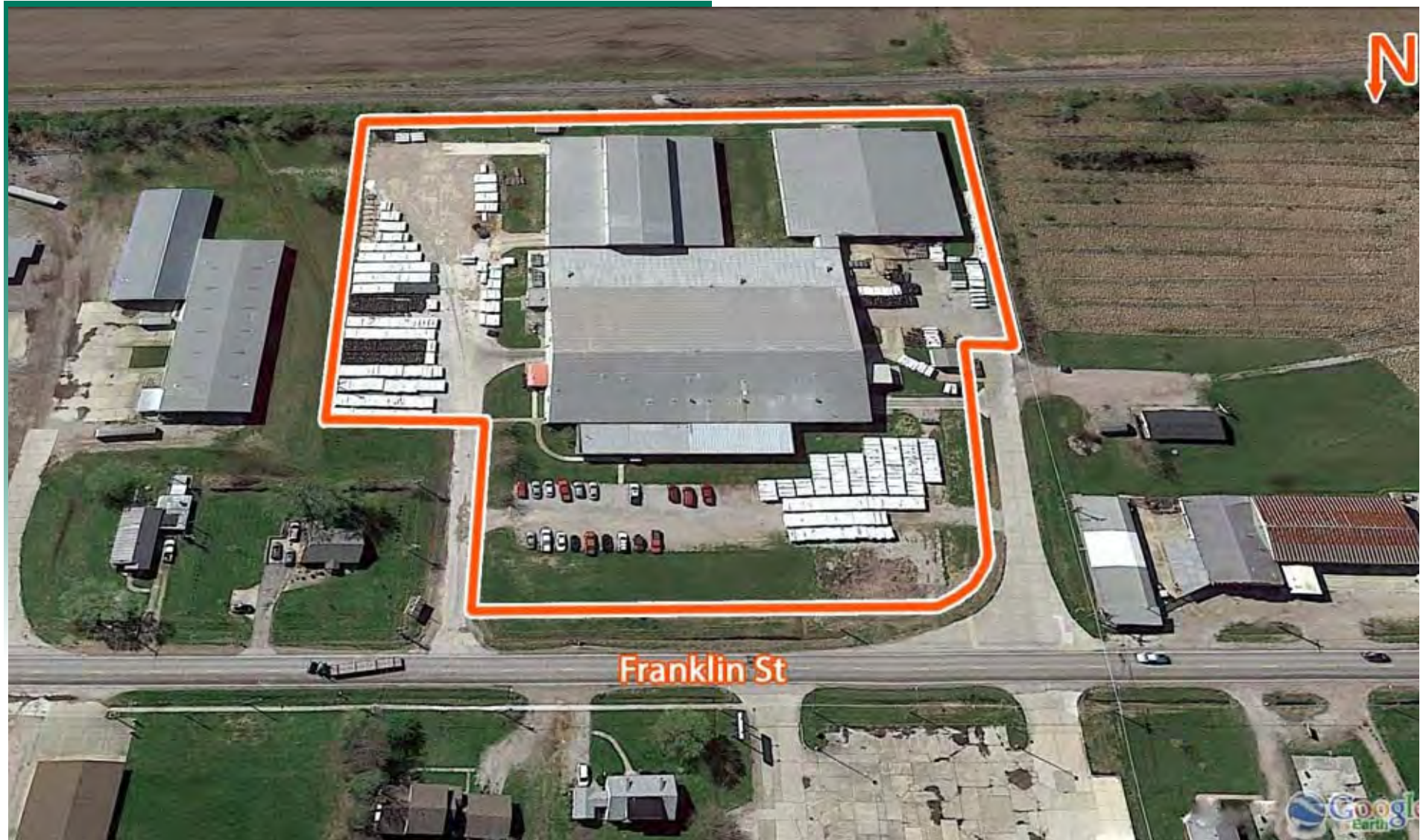
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*NOT TO SCALE

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)

OFFICE/WAREHOUSE PROPERTY SUMMARY

2510 FRANKLIN STREET, CARLYLE, IL 62231

Listing No: 2145

Industrial
Manufacturing

Total SF Available: 112,584 SF
Min Divisible SF: 112,584 SF

SQUARE FOOT INFO:

Building Total: 112,584 SF
Total Available: 112,584 SF
Direct Lease: 112,584 SF
Sublease: 0 SF
Office: 5,000 SF
Warehouse: 107,584 SF
Min Divisible: 112,584 SF
Max Contiguous: 112,584 SF

LAND MEASUREMENTS:

Acres: 6.37
Frontage:
Depth:

PROPERTY INFORMATION:

Parcel No: 08-07-24-100-025
County: Clinton
Zoning: I-1
Zoning By: City of Carlyle
Industrial Park: Industrial Site
Prior Use: Plastic Injection Molding

TIF:	Yes	Property Tax:	\$23,752.28
Enterprise Zone:	Yes	Tax Year:	2022
Foreign Trade Zone:	No		
Survey:	No		
Environmental:	Yes		
Archaeological:	No		

STRUCTURAL DATA:

Year Built:	1988	Clearance Min:	16'	Style:	Metal
Rehab Year:	2017	Clearance Max:	36'	Roof:	Metal
		Bay Spacing:	25' x 50'	Exterior:	Brick / Metal
				Floors:	1
				Floor Type:	Reinforced Concrete
				Floor Thickness:	6"
				Floor Drains:	No



SALE INFORMATION:

For Sale: YES
Sale Price: \$2,500,000
Sale Price/SF: \$22.20/SF
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$2.00
Lease Type: NNN
Net Charges: \$0.25
CAM Charges:
Lease Term:

Leasing Comments:

Manufacturing facility with heavy power and two cranes. Facility is fully sprinkled.

OFFICE/WAREHOUSE PROPERTY SUMMARY

2510 FRANKLIN STREET, CARLYLE, IL 62231

UTILITY INFORMATION

Water Provider:	City of Carlyle	Service:		Location:	On Site
Sewer Provider:	City of Carlyle	Service:		Location:	On Site
Gas Provider:	Ameren IL	Service:		Location:	On Site
Electric Provider:	Ameren IL	Service:		Location:	On Site
AMPS:	10,000 KVA	Phase:	3		
Low Volts:	120	High Volts:	480		
Telecom Provider:	Charter	Service:		Location:	On Site

FACILITY INFORMATION

Truck Dock:	3	Size:	8' x 8'
Dock Levelers:	Yes	Capacity:	N/A
Drive-In Doors:	6	Size:	(1) 16' x 14', (5) 14' x 12'
Box Van Doors	No		

Overhead Cranes:	Yes	Size:	(1) 30-Ton (1) 7.5-Ton
Elevators:	No		

Heating:	Yes	Men's Restroom:	Yes
Cooling:	Office	Women's Restroom:	Yes
Insulated:	Yes	Shower:	No
Sprinklers:	Yes	Ventilation:	Yes
Lighting:	Fluorescent	Compressed Air:	Yes
Skylights:	No		

Comments

Heavy Power / Crane Served Manufacturing Facility located 45 minutes from Downtown St. Louis.
Offices updated in 2023.

Parking:	45
Surface Type:	Concrete + Asphalt
Yard:	4
Extra Land:	

Additional Facility Information:

Site has Heavy Power, Above ground Diesel Fuel tank on site.

TRANSPORTATION

Interstate:	Old U.S. Highway 50 (15 Miles - I -57)
Rail:	
Barge:	50 Miles (SCF Marine Barge Loading)
Airport:	

Listing Broker(s)

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