



**FOR LEASE OR SALE** | **70,800 SF**  
**100 FOREST LN** | **BEARDSTOWN, IL**

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**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*



## PROPERTY HIGHLIGHTS



**GREAT ACCESS  
TO HWY 67 WITH  
CONNECTIVITY TO I-72**



**NEW WAREHOUSE  
FURNACE SYSTEM, 2023**



**6 DOCKS AVAILABLE**



**24' CLEAR HEIGHTS**



# PROPERTY DETAILS

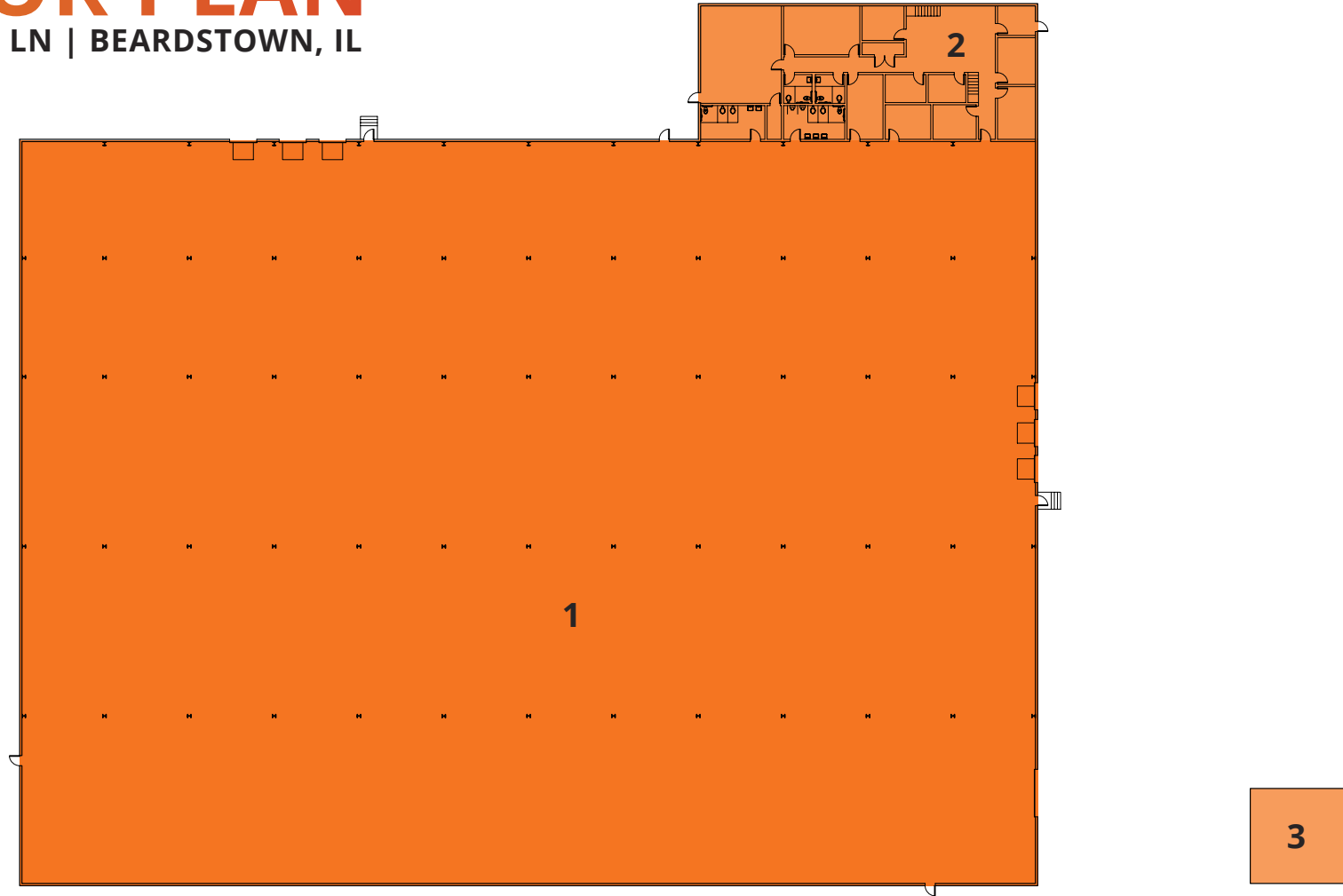
100 FOREST LN | BEARDSTOWN, IL

AVAILABLE SPACE	+/- 70,800 SF
WAREHOUSE SPACE	+/- 65,967 SF
OFFICE SPACE	+/- 4,033 SF
STORAGE SHED	+/- 800 SF
DOCK DOORS	6
GRADE-LEVEL DRIVE-IN DOORS	1
CLEAR HEIGHT	24'
COLUMN WIDTH/DEPTH	50' x 50'
WALLS	Steel Frame
YEAR BUILT	1997
FIRE SUPPRESSION	100% Wet, Sprinkler System
LAND AREA	6.72 Acres
ZONING	MH
PARCEL ID	03-012-005-02

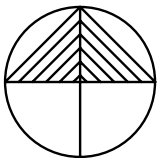


# FLOOR PLAN

100 FOREST LN | BEARDSTOWN, IL



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	WAREHOUSE	+/- 65,967 SF
2	OFFICE	+/- 4,033 SF
3	STORAGE SHED	+/- 800 SF
<b>TOTAL</b>		<b>+/- 70,800 SF</b>



# LOCATION MAP

100 FOREST LN | BEARDSTOWN, IL



**BEARDSTOWN**

<b>SPRINGFIELD, IL</b>	44 MILES
<b>ST. LOUIS, MO</b>	118 MILES
<b>CHICAGO, IL</b>	247 MILES
<b>INDIANAPOLIS, IN</b>	255 MILES
<b>KANSAS CITY, MO</b>	283 MILES

