

35,000 SF INDUSTRIAL BUILDING/TRANSLOAD SITE FOR LEASE SITUATED ON 25 ACRES ADJACENT TO 5,100 LINEAR FEET OF TRACK

1439 Cutler Trico Rd., Cutler, IL 62238



- 5,100+/- linear feet of track storage with truck sales and rail car loading/unloading material handling equipment available for use. Rail capacity up to 64 cars.
- Served by Union Pacific and Canadian National Railway
- Up to 70' clear height
- 480V, 3 phase, 2,500 AMP electric service

LEASE RATE: \$50,000/Month, NNN

BARBERMURPHY

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AREA MAPS & ADDITIONAL ACREAGE

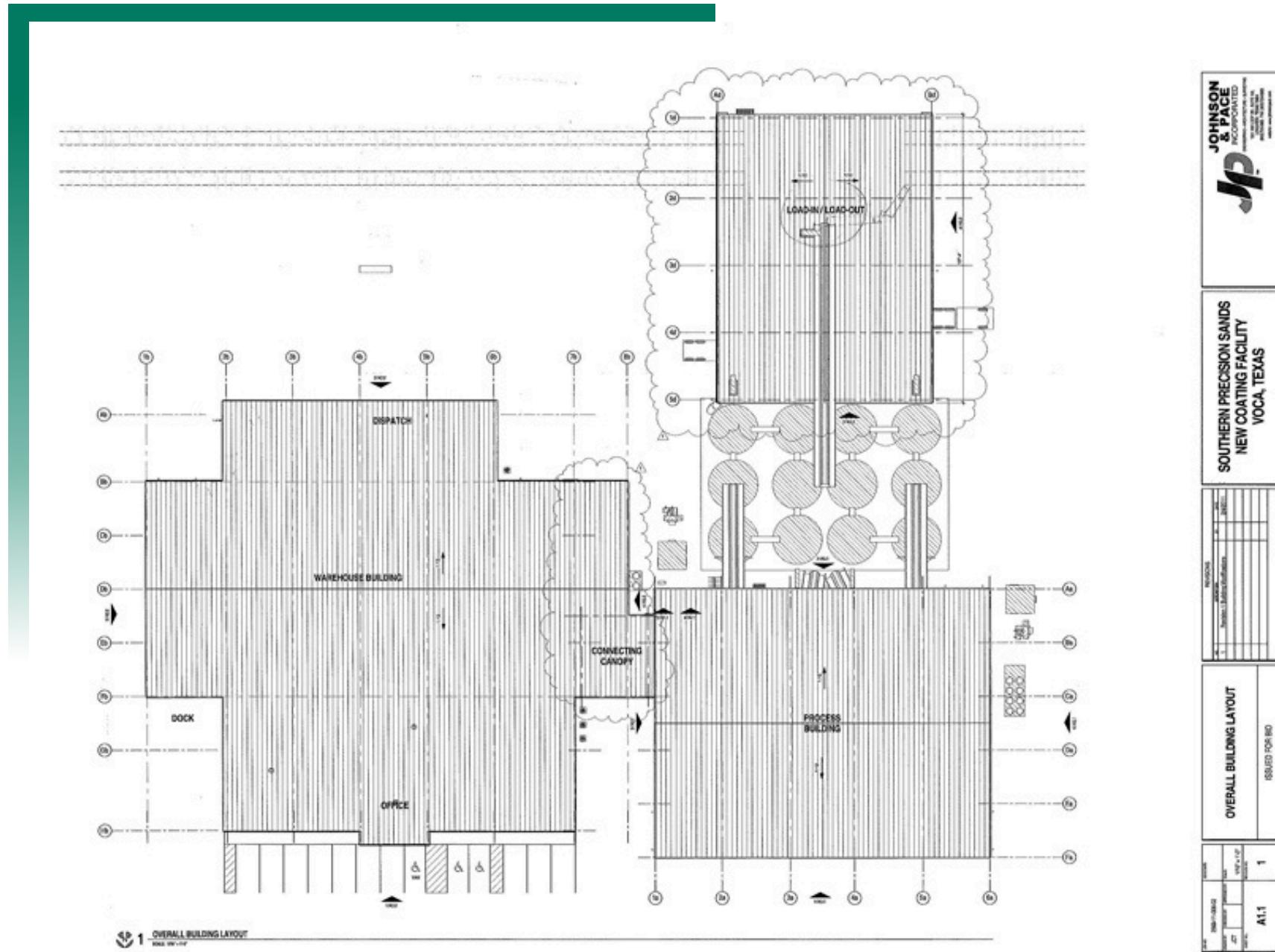
1439 Cutler Trico Rd., Cutler, IL 62238



25 Acres included in lease rate with up to 250 additional acres available.

FLOOR PLAN

1439 Cutler Trico Rd., Cutler, IL 62238



*Not to scale

PROPERTY PHOTOS

1439 Cutler Trico Rd., Cutler, IL 62238



PROPERTY PHOTOS

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WAREHOUSE



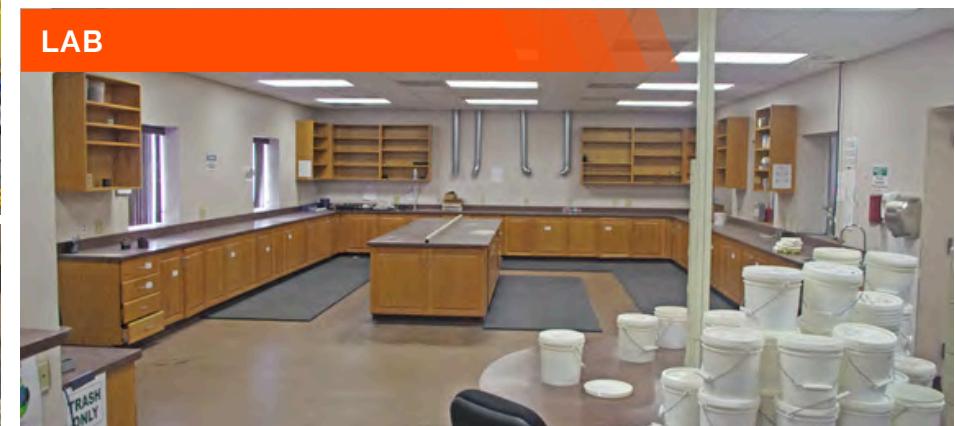
WAREHOUSE



WAREHOUSE



LAB



CONFERENCE ROOM



INDUSTRIAL PROPERTY SUMMARY

1439 CUTLER TRICO RD

LISTING # 2455

LOCATION DETAILS:

Parcel #: 10-17-300-001
County: IL - Perry
Zoning: Industrial - Perry County

PROPERTY OVERVIEW:

Building SF: 35,000
Vacant SF: 35,000
Office SF: 7,500
Warehouse SF: 27,500
Min Divisible SF: 35,000
Max Contig SF: 35,000
Lot Size: 25.0 Acres
Parking Spaces: 50
Parking Surface Type: Concrete + Asphalt
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 2011
Clear Ht Min: 20
Clear Ht Max: 70
Bay Spacing: Clear Span
Construction Type: Steel Frame, Metal Exterior
Roof: Metal
Floor Type: Concrete
Floor Thickness: 8" - 12"

FACILITY INFORMATION:

Lighting: Metal Hali
Sprinklers: No
Insulated: No
Ventilation: Yes
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: Yes
Floor Drains: No

LOADING & DOORS:

Dock Doors: 14'x14'
of Dock Doors: 1
Dock Levelers: Yes
Drive In Doors: 6
Drive In Door Size: (5) 16'x14' (1) 14'x14'

TRANSPORTATION:

Interstate Access: I-57 (10 Miles) & I-64 (25 miles)
Airport Access: Mid America (40 Miles)
Rail Access: Yes
Rail Line: CN & UP

INDUSTRIAL PROPERTY SUMMARY PG 2

1439 CUTLER TRICO RD

UTILITY INFO:

Water Provider:	Well Water
Water Location:	On Site
Sewer Provider:	Septic
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Egyptian Electric Cooperative
Electric Location:	On Site
Voltage Low:	120
Voltage High:	480
Amps:	2500
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$100,991.14
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SALE/LEASE INFORMATION:

Lease Rate: \$50,000/Month

Lease Type: NNN

Property Description

Transloading Station with Dry Bulk feeding Belts and storage tanks. Office, Warehouse, Lab and maintenance facility. Truck Scale on site. Additional land available. Rail is included within the rate. Rail has capacity to store 65 cars with connections to Canadian National & Union Pacific. Owner reserves the right to remove and retain any and all conveyors, dryers, resin coating systems, electrical equipment and other components that were used in the fracs and coating process. All frac sand coating equipment is still intact and operational.