

5700 Walnut Street, Richmond IL

Available: 2,750 – 42,000 SF



GREAT LOCATION

FOR LEASE: Five Different Units; Can be Combined

BUILDING: 42,000 SF

AVAILABLE: 2,750 – 42,000 SF

- Unit 1: 21,000 SF Including 2,400 SF Office; 1 Bathroom; 15'-21' Ceiling; 14'x14' and 18'x18' DID
- Unit 2: 7,600 SF; Small Office; 1 Bathroom; 12' Ceiling; 10'x10' DID
- Unit 3: 3,500 SF; 1 Bathroom (to be built); 18' Ceiling; 10'x12' DID
- Unit 4: 2,750 SF; 1 Bathroom (to be built); 17' Ceiling; 12'x14' DID
- Unit 5: 5,500 SF; Small Office; 1 Bathroom; 11'-15' Ceiling; 10'x10' DID

LAND: 2.29 Acres, Partially Fenced-In

POWER: 400 Amp; 3-Phase

HVAC: GFA & A/C in Office

SPRINKLERS: No

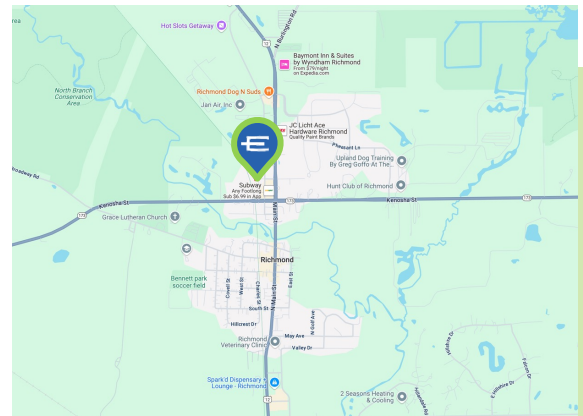
PARKING: 75+

LOADING: 6 Drive-In Doors; Portable Dock Capability

WATER/SEWER: Municipal

ZONING: T6 (Industrial)

LEASE RATE: \$8.00 PSF MG



- Varying sized units can be combined
- Fenced in outside storage
- Located on Rt. 31 corridor going to Lake Geneva
- Perfect for trades, storage, manufacturing, distribution, or other industrial type uses

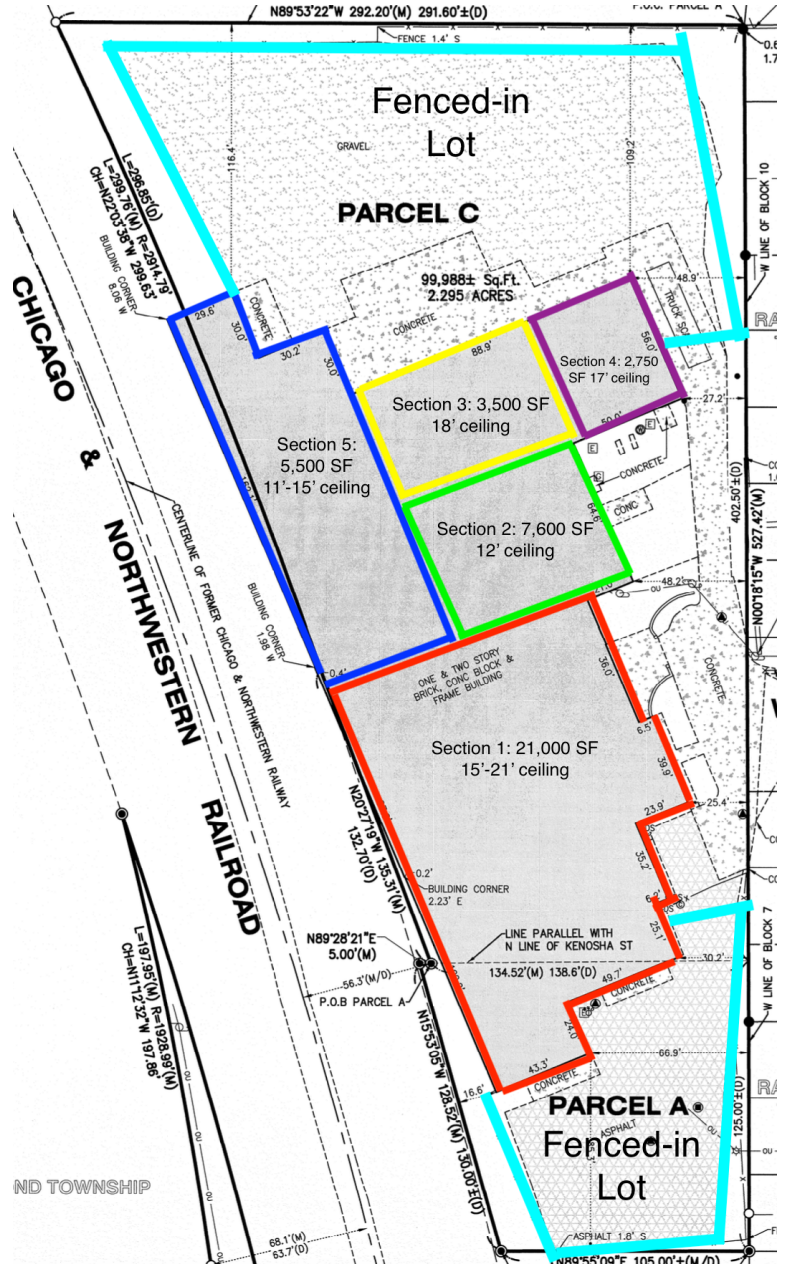
SCAN FOR LISTING



ENTRE
Commercial Realty LLC

Kevin Kaplan, CCIM
309-261-0920
kkaplan@entrecommercial.com

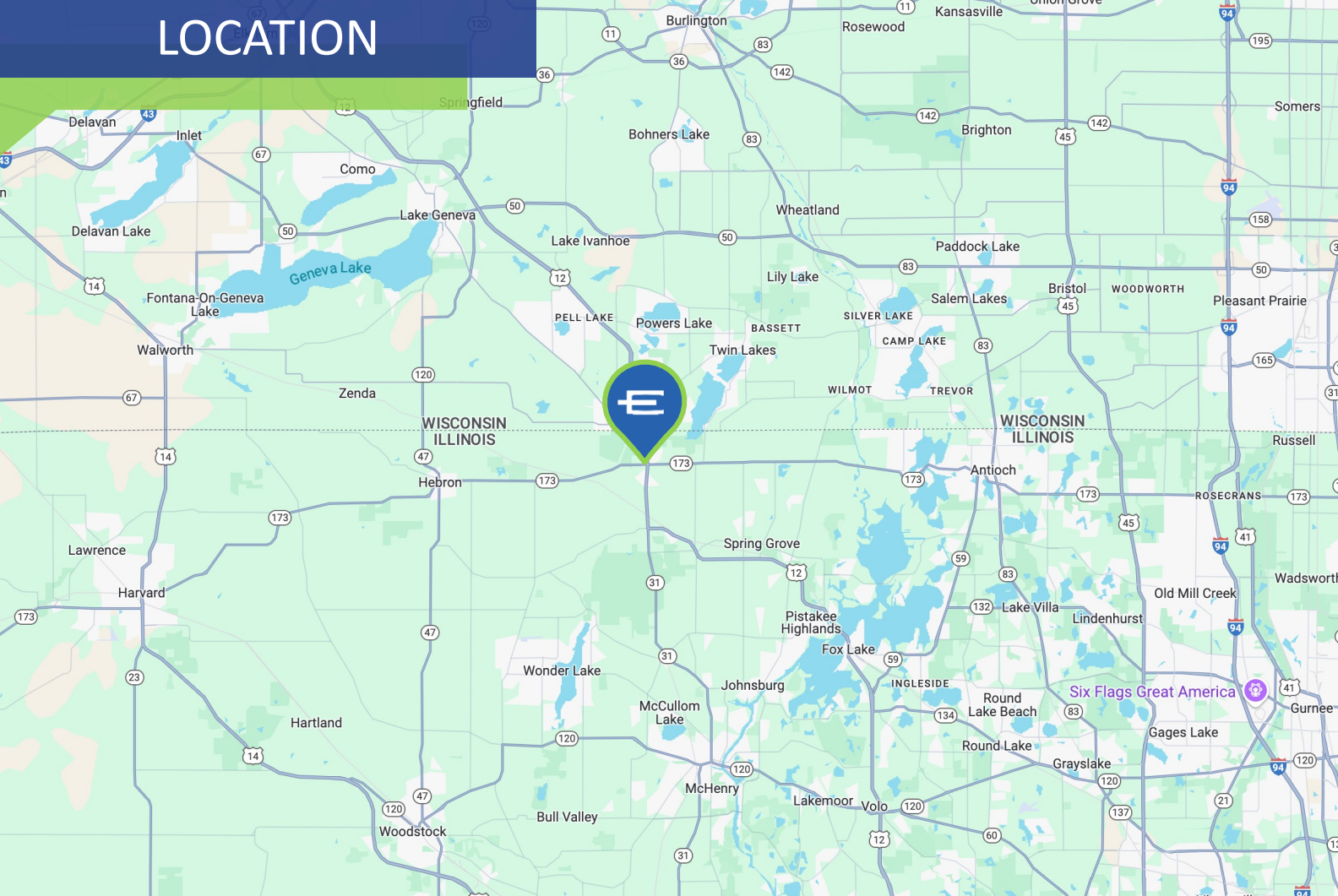
SITE PLAN



PHOTOS



LOCATION



5700 Walnut Street, Richmond IL

LOCATION

5700 Walnut Street in Richmond, IL is a versatile industrial property offering multiple units for lease, suitable for a wide range of uses including trades, storage, manufacturing, and distribution. Located near the Illinois-Wisconsin border, the site benefits from convenient access to IL-31 and US-12, facilitating easy regional connectivity. The property is situated in a quiet industrial corridor with proximity to local services and dining options in downtown Richmond, while still offering ample space and functionality for businesses needing flexibility and scalability.