

# FOR LEASE

1500 Grace St.  
Murphysboro, IL 62966



**80,000 SF WAREHOUSE/OFFICE**

**BARBERMURPHY**  
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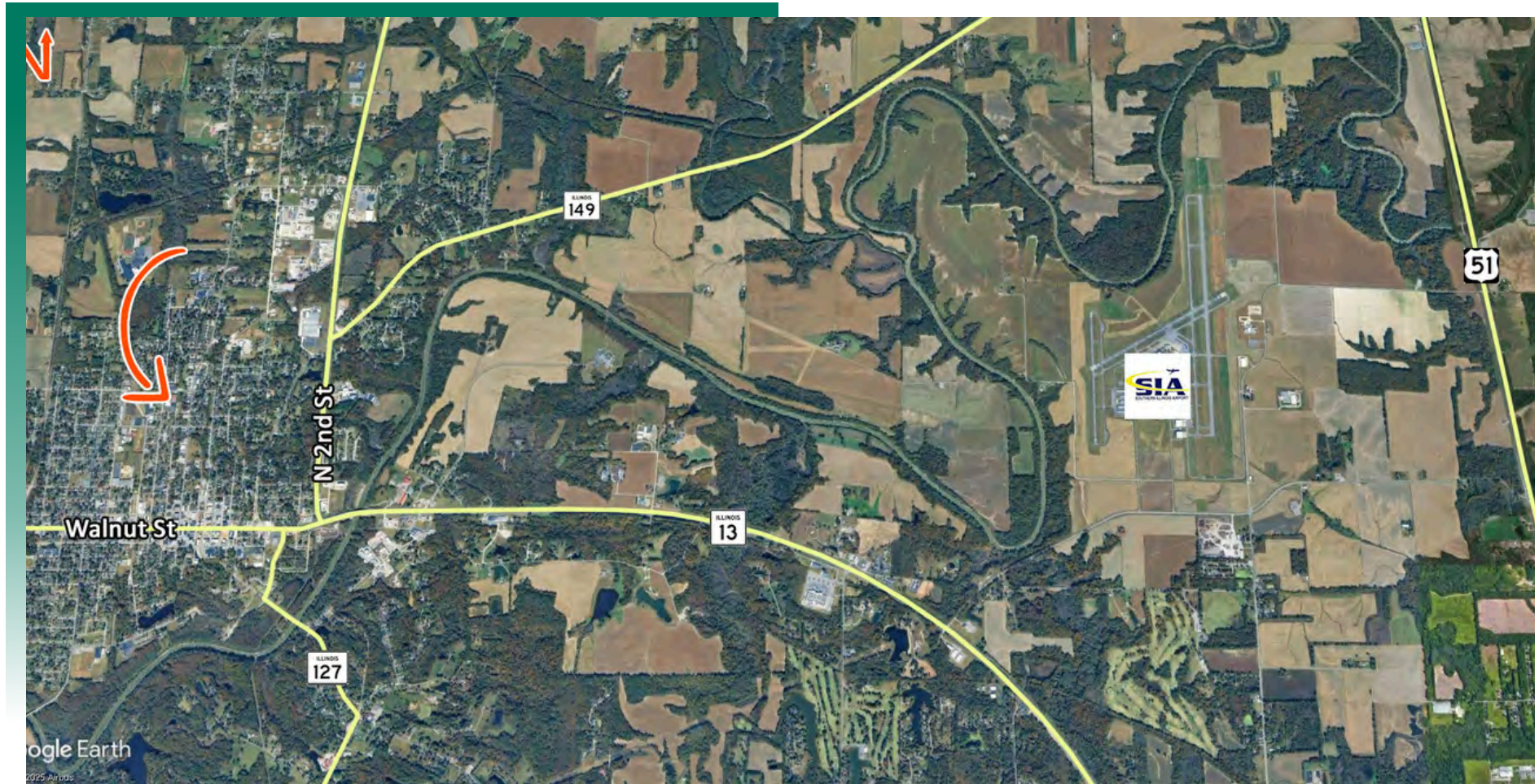


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



## AREA MAP

1500 Grace St., Murphysboro, IL

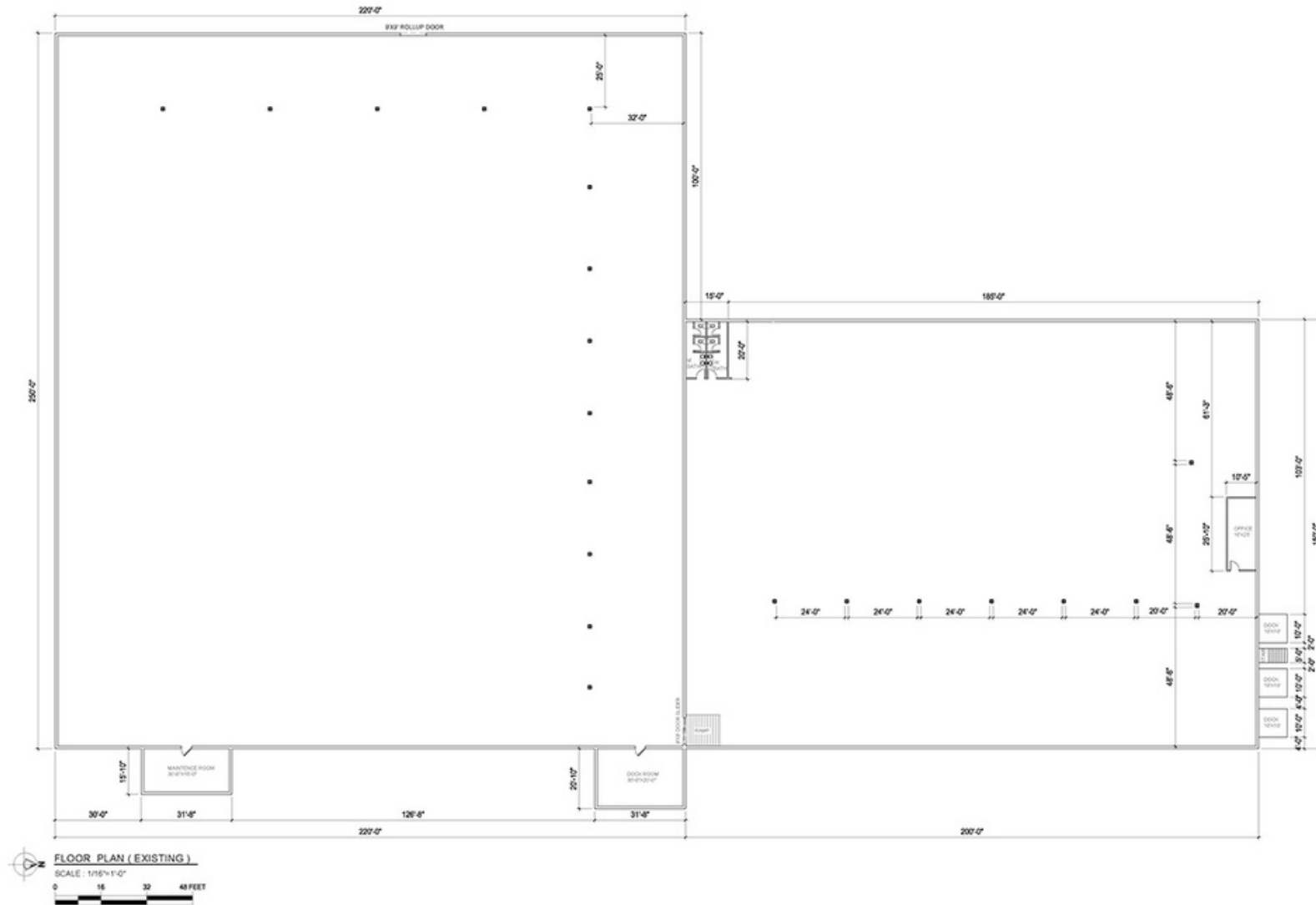


### LOCATION OVERVIEW

Located a mile from IL Rte 127 and a mile from IL Rte 13 with connections to Interstate 57.

1500 Grace St., Murphysboro, IL

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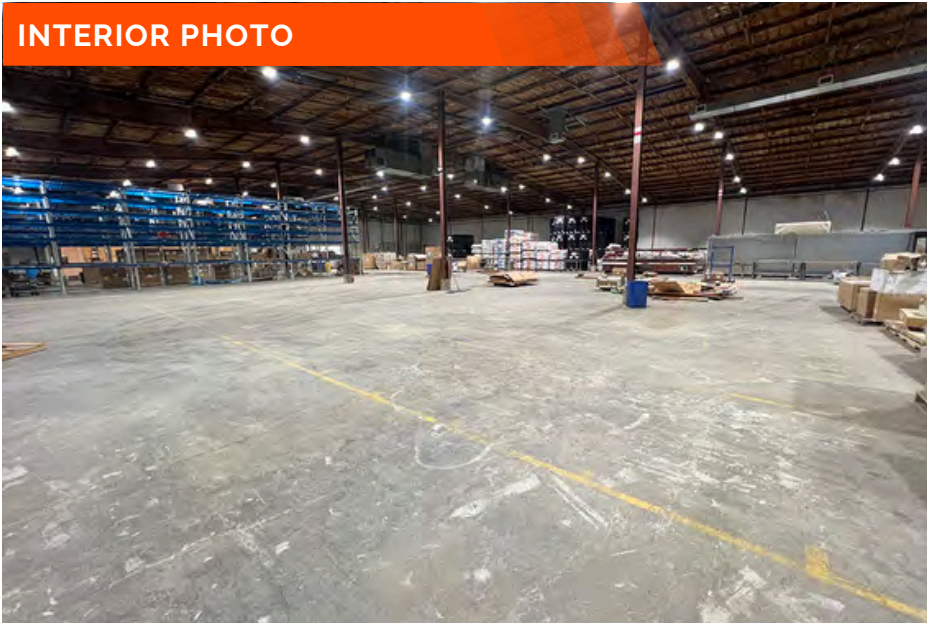
\*Not to scale



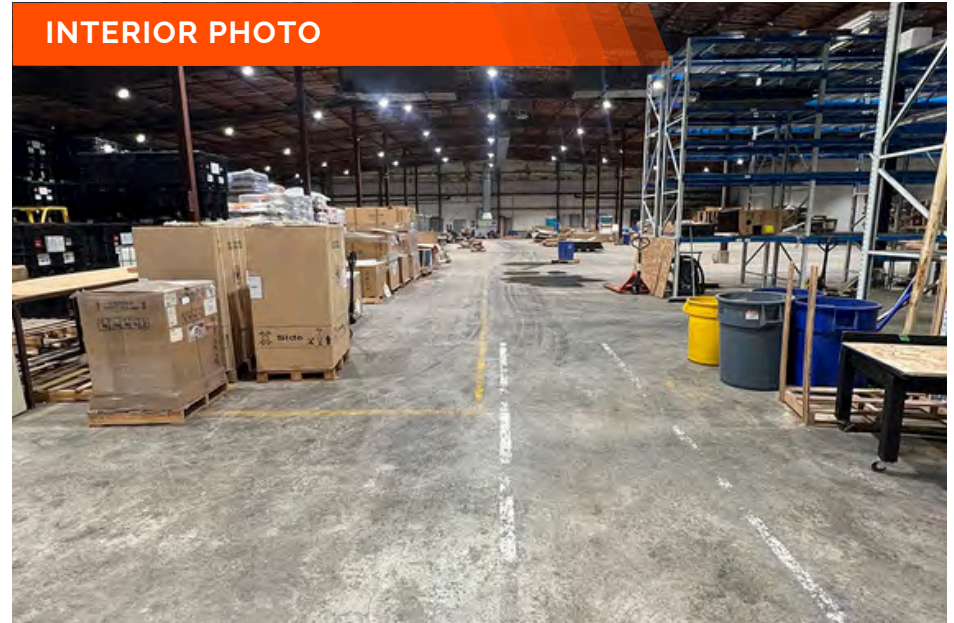
# PROPERTY PHOTOS

1500 Grace St., Murphysboro, IL

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



30,000 SF section has (3) 10'x10' docks with levelers and (1) 8'x8' dock with clear height of 24'-30'.

50,000 SF section has (2)10'x10' docks, (1)8'x8' docks, and (1)10'x12' Drive-in door with clear height of 12' throughout.

The facility has 2000 AMP 3 phase 208/120.

# INDUSTRIAL PROPERTY SUMMARY

1500 GRACE STREET

**LISTING #** 3085

## LOCATION DETAILS:

**Parcel #:** 14-04-102-001

**County:** Illinois - Jackson

**Zoning:** Industrial

## STRUCTURAL DATA:

**Year Built:** -

**Renovated:** 2024

**Clear Ht Min:** 30

**Clear Ht Max:** 11

**Bay Spacing:** Column Spacing Varies Per Section

**Construction Type:** Metal, Steel

**Roof:** Steel

**Floor Type:** Reinforced Concrete

**Floor Thickness:** 6"

## PROPERTY OVERVIEW:

**Building SF:** 80,000

**Usable Sqft:** 80,000

**Office SF:** 3,000

**Warehouse SF:** 77,000

**Min Divisible SF:** 30,000

**Max Contig SF:** 80,000

**Lot Size:** 6.44 Acres

**Frontage:** 525

**Depth:** 510

**Parking Spaces:** 10

**Parking Surface Type:** Gravel

**Archeological:** No

**Environmental:** No

**Survey:** No

## FACILITY INFORMATION:

**Heat:** Yes

**AC:** N/A

**Lighting:** LED

**Sprinklers:** None

**Insulated:** Yes

**Ventilation:** No

**Compressed Air:** No

**Restrooms Men:** Yes

**Restrooms Womens:** Yes

**Showers:** No

**Floor Drains:** No

## LOADING & DOORS:

**# of Dock Doors:** 6

**Dock Door Size:** (4)10'x10' (1)10'x8' (1)8'x8'

**Dock Levelers:** Yes

**# Drive In Doors:** 1

**Drive In Door Size:** (1)12'x10'



## INDUSTRIAL PROPERTY SUMMARY PG 2

1500 GRACE STREET

### UTILITY INFO:

Water Provider:	City of Murphysboro
Water Location:	On Site
Sewer Provider:	City of Murphysboro
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	208
Voltage High:	440
Amps:	2000
Phase:	3

### TAX INCENTIVE ZONES:

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

### FINANCIAL INFORMATION:

Taxes:	\$9,905.00
Tax Year:	2023



### SALE/LEASE INFORMATION:

Lease Rate:	\$3.00 / SF
Lease Type:	NNN

### PROPERTY DESCRIPTION:

80,000 SF Warehouse/Office Available For Lease. 30,000 SF section has (3) 10'x10' docks with levelers and (1) 8'x8' dock with clear height of 24'-30'. 50,000 SF section has (2)10'x10' docks, (1)8'x8' docks, and (1)10'x12' Drive-in door with clear height of 12' throughout. The facility has 2000 AMP 3 phase 208/120. Sprinklers are shut off but can be made available if needed. Heaters can be added if needed.