



FOR LEASE | **292,530**
410 E LYERLA DR | **HERRIN, IL**

KURT JENSEN 262-308-0008 | KURT@PHOENIXINVESTORS.COM



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INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**RECENTLY
RENOVATED**



**RAIL SPUR
AVAILABLE**



**CONVENIENT
ACCESS TO I-57**



**IDEAL DISTRIBUTION
CENTER LOCATION**



**LAYDOWN YARD &
TRAILER PARKING
AVAILABLE**

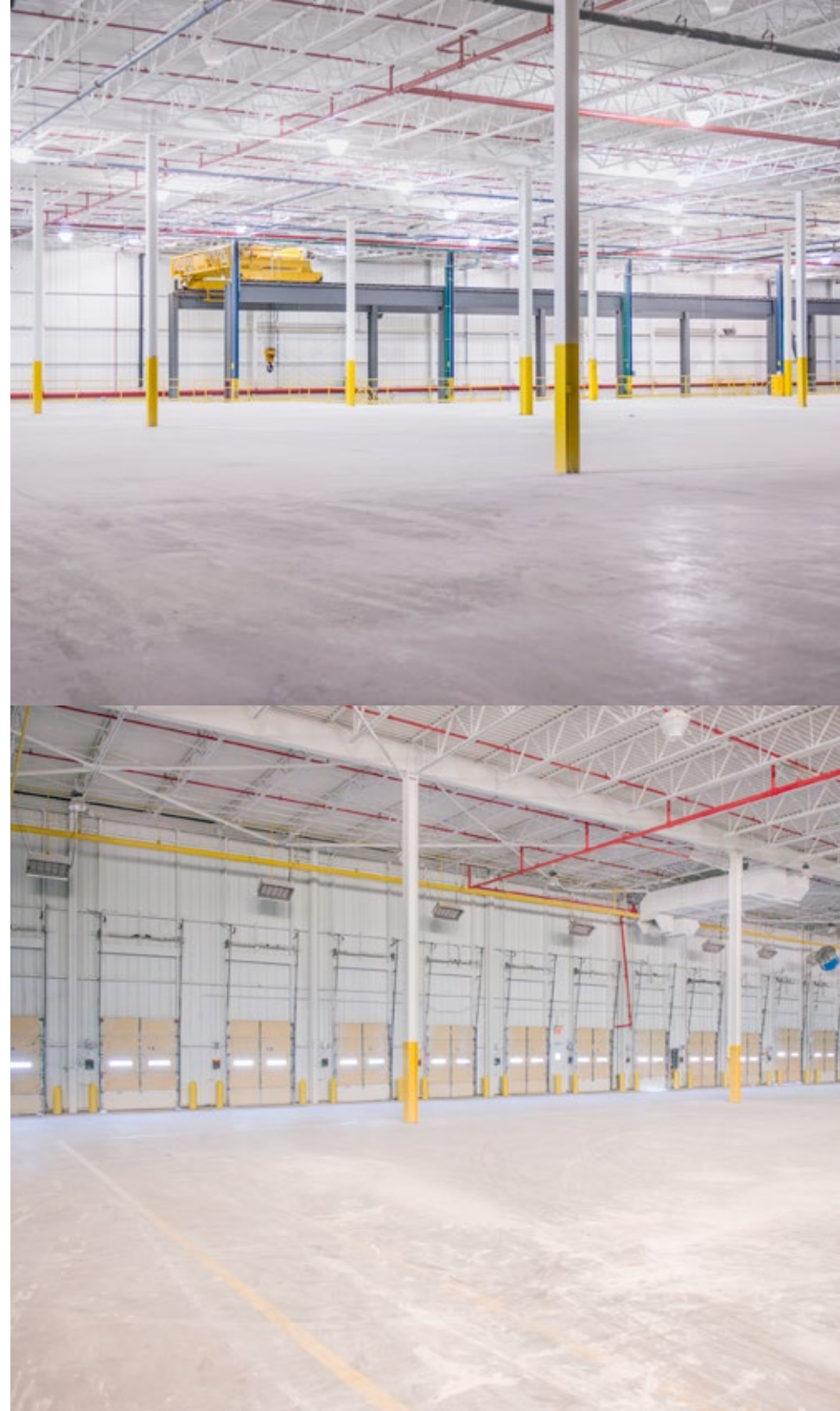


PROPERTY DETAILS

410 E LYERLA DRIVE | HERRIN, IL

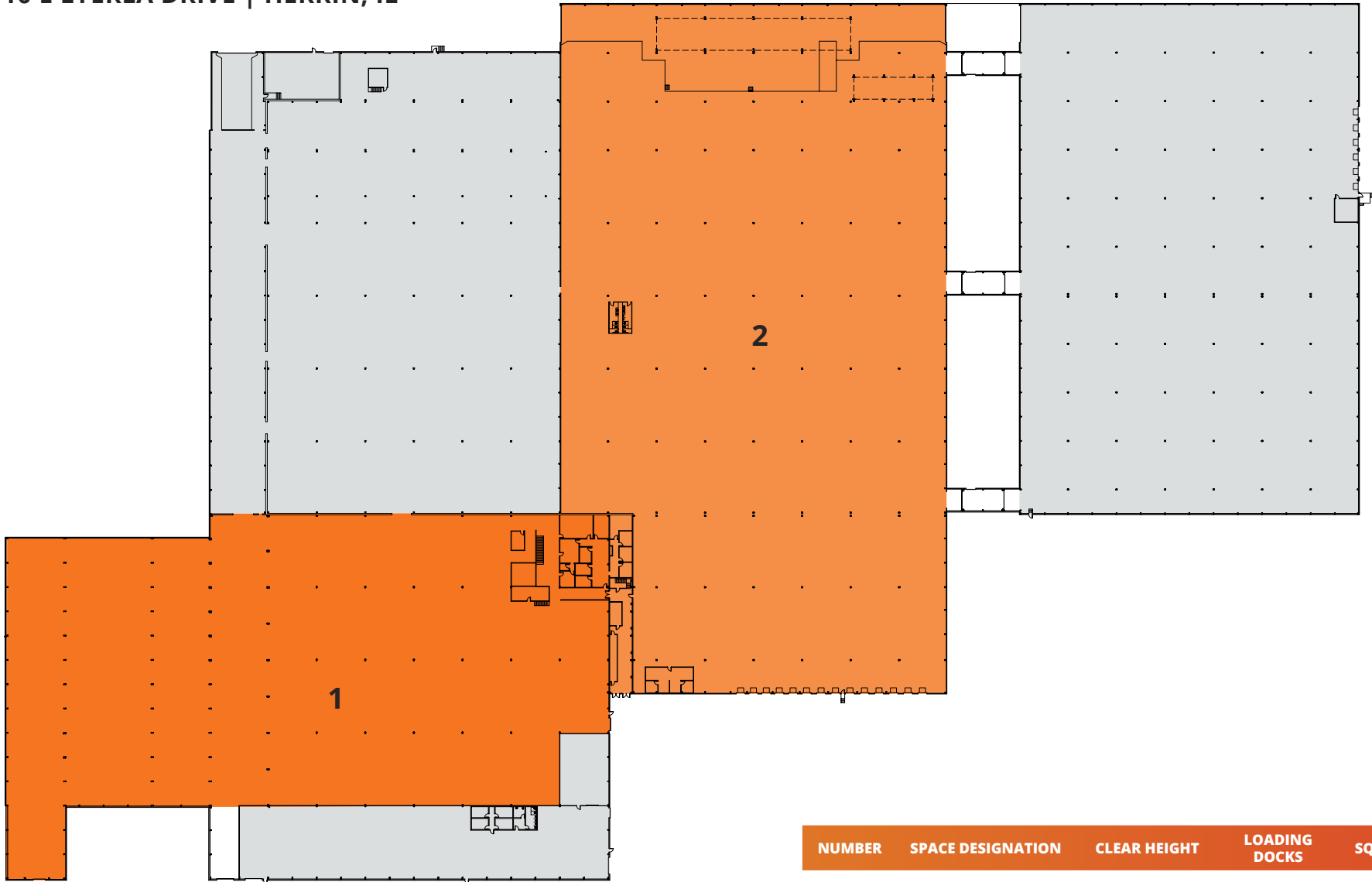
AVAILABLE SPACE	292,530 SF
MINIMUM DIVISIBLE	50,000 SF
DOCK DOORS	14
CLEAR HEIGHT	22' 6" - 26' 6"
ROOF	TPO
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1980 - 1990 Renovation in Progress
FIRE SUPPRESSION	100% Wet
LIGHTING	T8
POWER	Heavy Power Throughout
PARKING	1,050+ Surface Spaces
LAND AREA	36.48 Acres
ZONING	I-1: General Industrial District
PARCEL ID	02-30-288-001 02-29-107-010 02-29-151-001
OPEX ESTIMATE	\$0.46/SF

[VIEW A VIDEO OF THIS PROPERTY](#)



FLOOR PLAN

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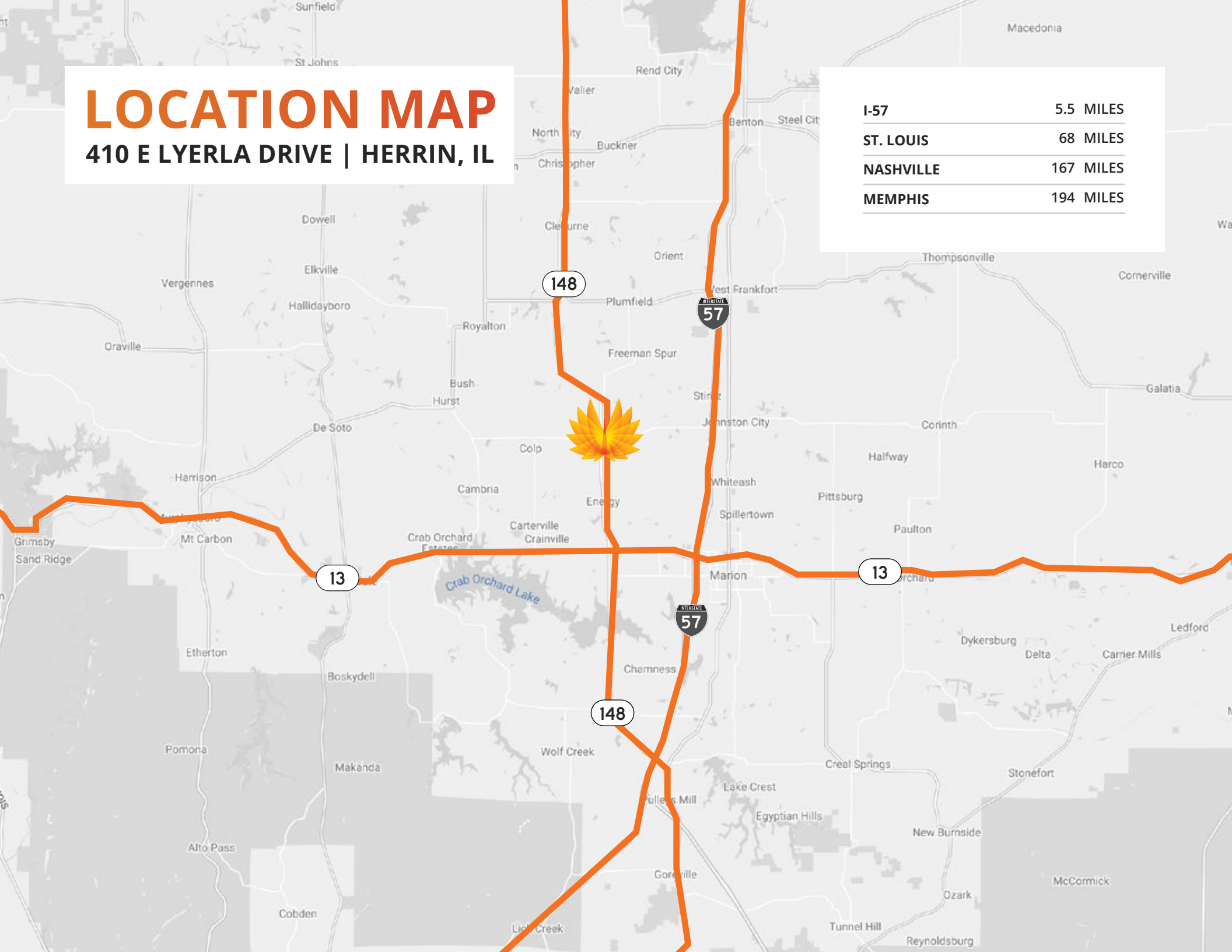


NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	LOADING DOCKS	SQUARE FEET
1	WAREHOUSE	22' - 22' 6"	0	117,285 SF
2	WAREHOUSE	26' 6"	14	175,245 SF
TOTAL				292,530 SF

LOCATION MAP

410 E LYERLA DRIVE | HERRIN, IL

I-57	5.5 MILES
ST. LOUIS	68 MILES
NASHVILLE	167 MILES
MEMPHIS	194 MILES





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