



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## Small Warehouse Space with 12'x12' Overhead Door Available in Chatham

FOR LEASE



### 231 E. Walnut St

Chatham, IL 62629

3,000 SF

WAREHOUSE

**AVAILABLE SPACE**

3,000 SF

**LEASE PRICE**

\$5.00 / SF

**LEASE TYPE**

Modified Gross

**PARKING**

On-Site

**TAX PIN**

29-07.0-176-072

**ZONING**

I-1 (Village of Chatham)

### PROPERTY DESCRIPTION

This open warehouse space features a 60' L x 50' W clear-span layout with a 12' x 12' drive-in overhead door and approximately 14' of clear height to the bottom of the wood trusses. The space includes a floor drain, making it ideal for vehicle or boat storage. Tenants are responsible for their own electrical service and have access to shared common-area restrooms.

### AREA DESCRIPTION

The site is located near the intersection of E. Walnut Street and N. Main Street, just east of the railroad tracks. It is situated in a busy commercial area with nearby medical facilities, community banks, and a variety of retail, restaurant, and service businesses.



**BLAKE PRYOR, CCIM**

217.725.9518

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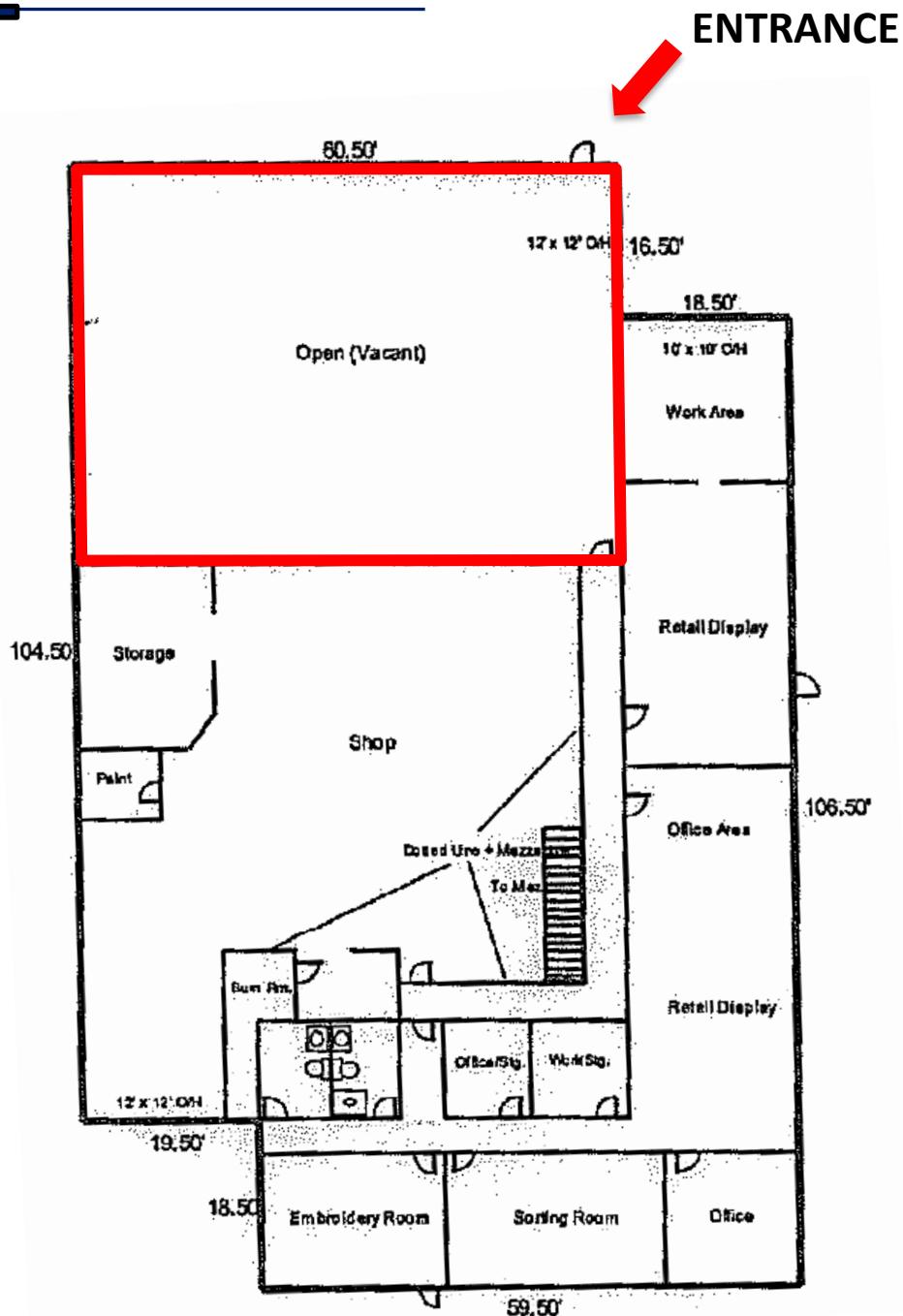


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### FLOOR PLAN



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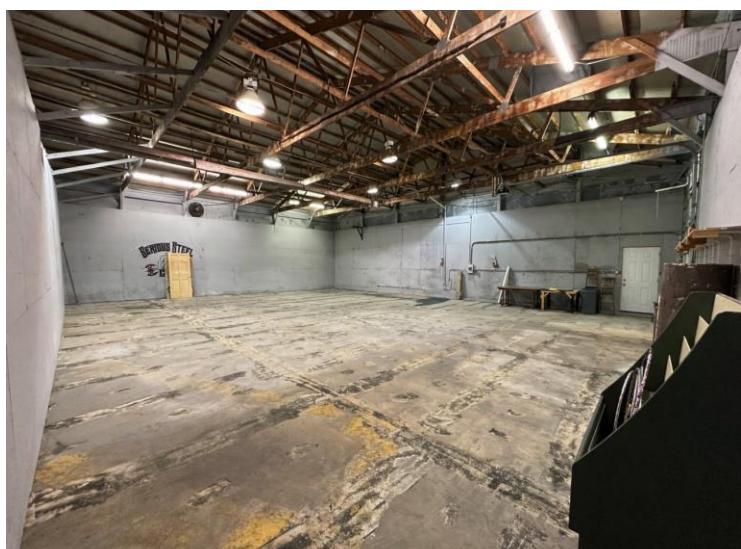


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### PHOTOS



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