



# For Sale or Lease

## Justin Felix

Senior Transaction Manager  
+1 612 718 2234  
justin.felix@colliers.com

## Dan Lesinski

Senior Vice President  
+1 314 412 4345  
dan.lesinski@colliers.com

Colliers  
101 S. Hanley Rd, Suite 1400  
St. Louis, MO 63105  
P: +1 314 863 4447  
colliers.com

## 3750 Industrial Dr, Carlyle, IL Manufacturing/Distribution Facility Available for Sale or Lease

- Located off of County Rd 1500 N & IL Route 127
- 15 miles south of I-70 & 20 miles north of I-64
- 119,400 SF available for immediate occupancy
- Extremely limited availability in the region
- Full ESFR Sprinkler System throughout
- High bay 18' - 24' clear heights
- Ample power (1200 amps, 480v 3 Phase)
- Situated on 19.2 acres, plenty of room for outdoor storage/ expansion potential

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## Property Highlights

Address: 3750 Industrial Dr, Carlyle, IL 62231

PID: 08-07-01-400-012

Building SF: Warehouse: 114,600 SF  
Office: 4,800 SF  
119,400 Total SF

Site Size: 19.2 acres

Year Built: 1990

Loading: 4 - 8'x8' truck dock doors  
3 - 10'x8' drive-in doors

Fire Suppression: ESFR wet pipe sprinkler system

HVAC: 

- Warehouse: heated and climate controlled in portions
- Office: Heat and AC

Lighting: Fluorescent & LED

Clear Height: 18' - 24'

Power: 1200 amps, 220/480 voltage, 3 phase

Construction: Mixed, Exterior - Block, Steel, Metal

Roof: Metal

Floor: 6" reinforced concrete

Parking Spaces: 30 (rock surface)

2023 Property Tax: \$53,600

Lease Rate: \$2.95/SF NNN

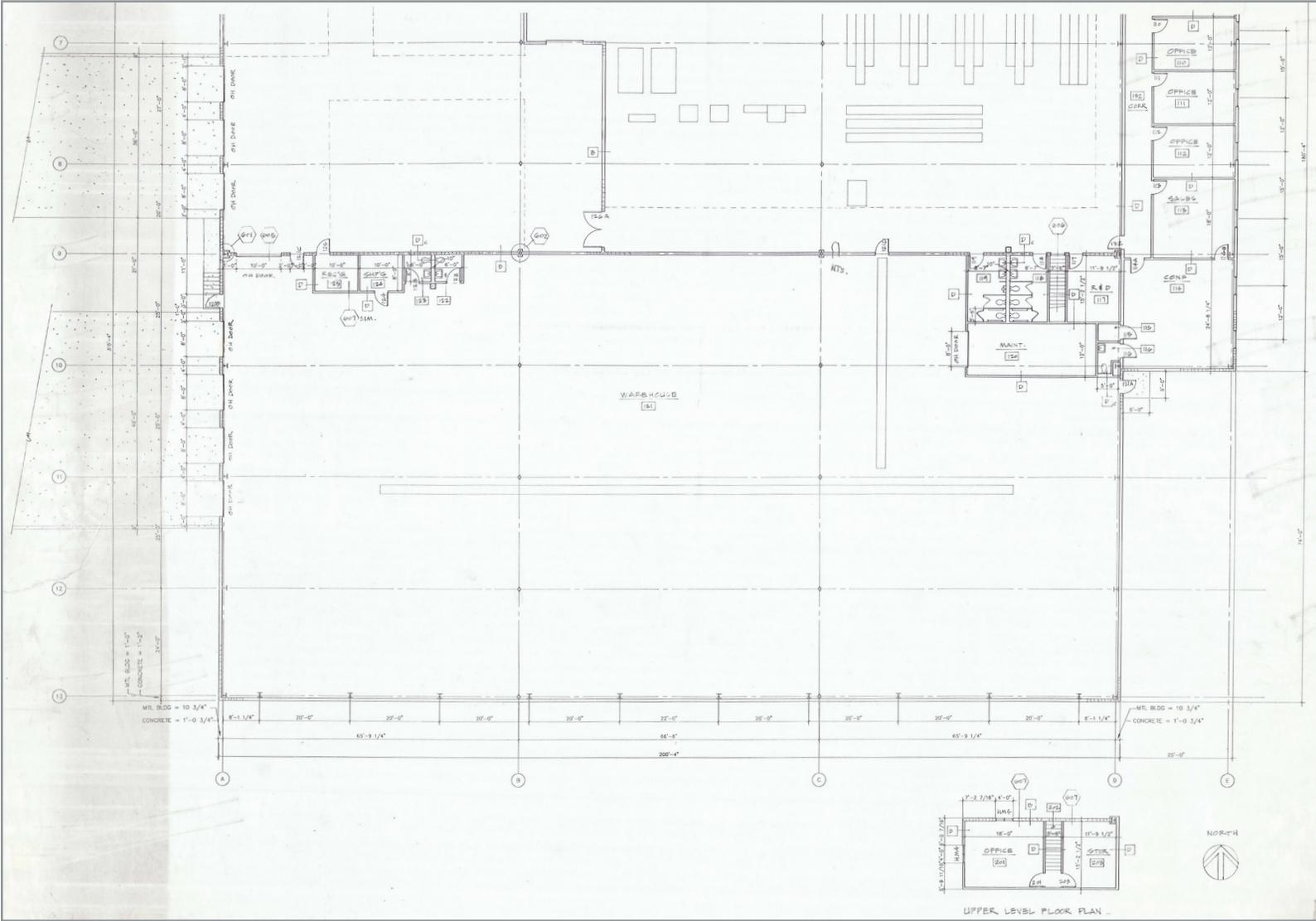
Sale Price: \$2,995,000 (\$25.08/PSF)



# Property Photos



# Floor Plan



# Location Overview

## Clinton County



Population

36,364 (2025)



Workforce

2025 Daytime  
Work Population  
12,507



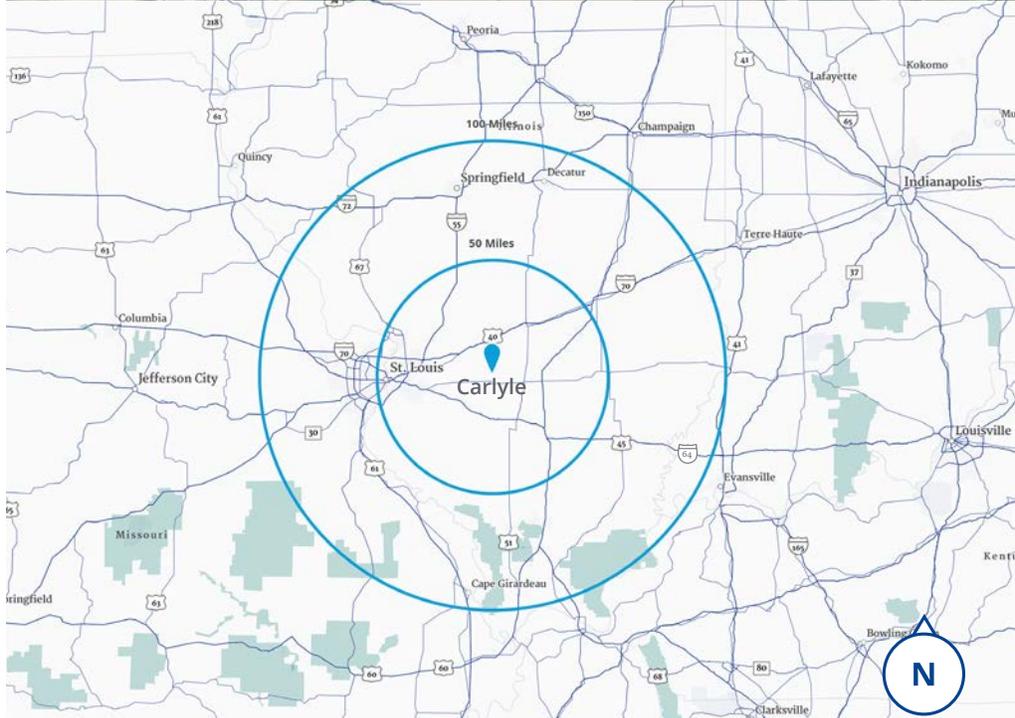
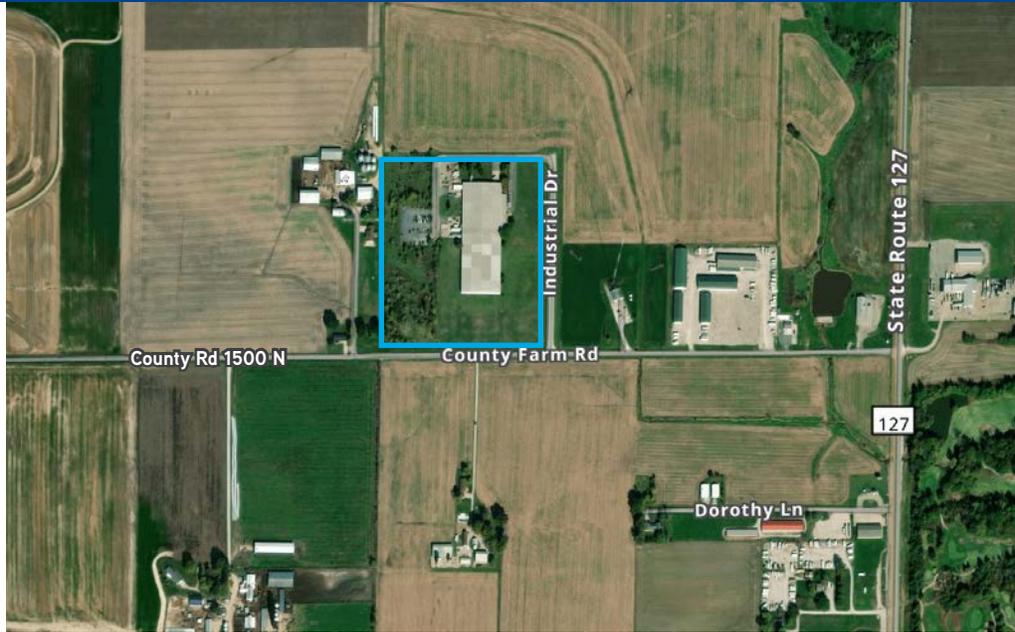
Average  
Household  
Income

\$106,891 (2025)



Businesses

1,408 (2025)



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