



**FOR LEASE** | **166,928 SF**  
**1501 S 19TH ST** | **MATTOON, IL**

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**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*



# PROPERTY HIGHLIGHTS



**FULLY FENCED WITH  
GUARD SHACK**



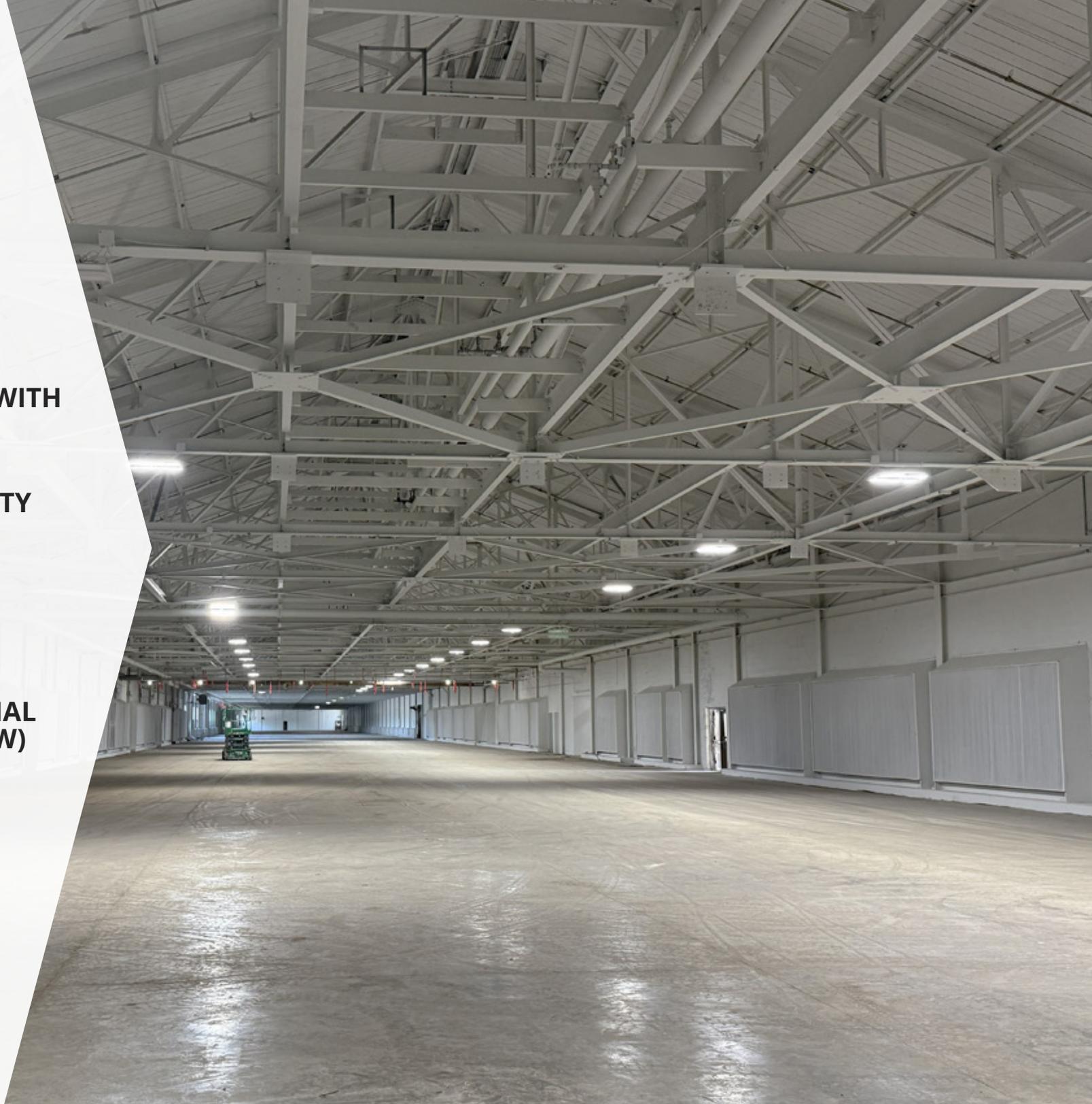
**CLOSE PROXIMITY  
TO I-57**



**RENOVATED IN  
2025**



**HEAVY POTENTIAL  
POWER (1 - 5 MW)**



# PROPERTY DETAILS

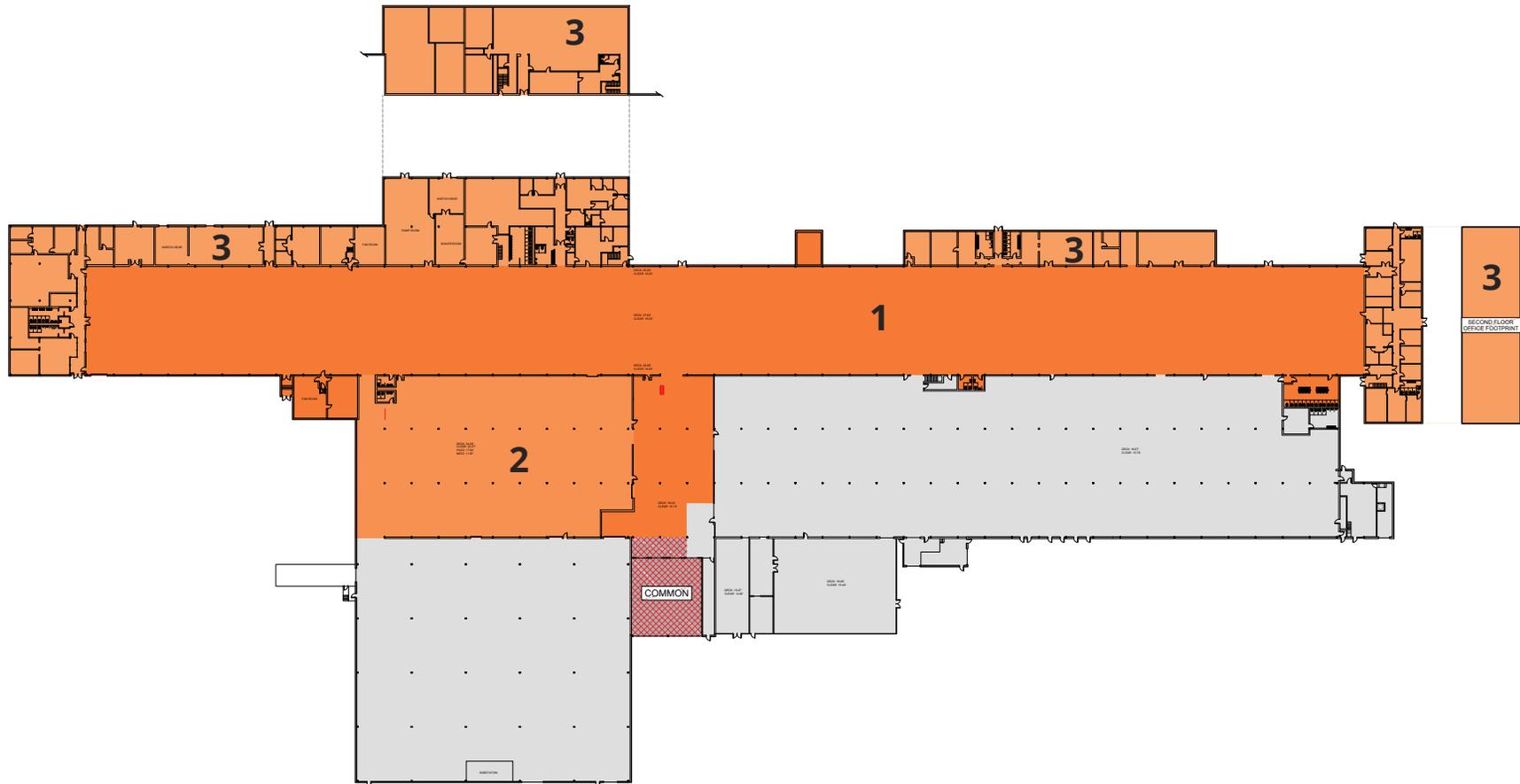
## 1501 S 19TH ST | MATTOON, IL

AVAILABLE SPACE	166,928 SF
WAREHOUSE SPACE	111,516 SF
OFFICE SPACE/MECHANICAL	55,412 SF
DOCK DOORS	3
DRIVE-IN DOORS	3
CLEAR HEIGHT	15' 2" - 22' 4"
ROOF	TPO (2025)
WALLS	Masonry Brick & Concrete Block
FLOORS	6" Reinforced Concrete
YEAR BUILT	1967 - 1993
YEAR RENOVATED	2025
FIRE SUPPRESSION	Wet
EXISTING POWER	3-Phase
ELECTRICAL PROVIDER	Ameren
POTENTIAL POWER	1 - 5 MW   Via Adjacent Ameren Substation
PARKING	285 Parking Spaces
LAND AREA	43.32 Acres
ZONING	I: Industrial District
PARCEL ID	07-1-00846-001   07-1-00846-002
RAIL	Possible via old spur (Adjacent to CN Rail Network)
<b>OPEX ESTIMATE</b>	<b>\$0.65 - \$0.75/SF</b>

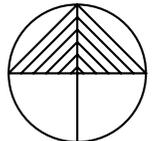


# FLOOR PLAN

1501 S 19TH ST | MATTOON, IL



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	15' 2" - 16'	87,445 SF
2	WAREHOUSE	22' 4"	24,071 SF
3	OFFICE/MECHANICAL	DROP CEILING	55,412 SF
<b>TOTAL</b>			<b>166,928 SF</b>



# SITE PLAN

1501 S 19TH ST | MATTOON, IL

AMEREN  
SUBSTATION

2

Excess Land (~20 Acres)

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	WAREHOUSE	275,566 SF
2	LAND AREA	43.32 ACRES



# LOCATION MAP

1501 S 19TH ST | MATTOON, IL

I-57	5 MILES
SPRINGFIELD	85 MILES
INDIANAPOLIS	133 MILES
ST. LOUIS	128 MILES
CHICAGO	186 MILES

