

FOR LEASE | RETAIL/INDUSTRIAL FLEX | ±34,621 SF | HARRISBURG, IL | VALUE-ADD
STRATEGIC LOCATION | 709 S. COMMERCIAL STREET, HARRISBURG, IL

FORMER GOODYEAR / RABEN TIRE | STRONG REGIONAL CONNECTIVITY



- PRIME INDUSTRIAL HUB TRI-STATE DISTRIBUTION CORRIDOR
- RARE BELOW-REPLACEMENT-COST LEASE OPPORTUNITY
- FORMER GOODYEAR/RABEN TIRE (STRONG CORPORATE CREDIT HISTORY)
- FLEXIBLE USES | IDEAL FOR OWNER-USER OR TENANT

FORMER: **GOODYEAR / RABEN TIRE SITE**
BACKED BY: LONG-TERM CORPORATE CREDIT HISTORY, OFFERING STRONG REPOSITIONING & VALUE-ADD POTENTIAL



±34,621 SF BUILDING

±2.78 AC LAND

1983 YEAR BUILT

BACKED BY LONG-TERM CORPORATE CREDIT HISTORY, OFFERING STRONG REPOSITIONING & LEASE-UP POTENTIAL

PROPERTY SPECIFICATIONS

ADDRESS	709 S. Commercial St, Harrisburg, IL 62946
PROPERTY TYPE	Industrial/Retail (Single-Story, Vacant)
YEAR BUILT/RENO	1983
BUILDING SIZE	±34,621 SF 1 Building
LOT AREA	±2.78 AC / 121,409 SF
CONSTRUCTION	Masonry, Concrete
FRONTAGE	335' on S Commercial
PARKING	19 Spaces (0.55 Spaces per 1,000 SF Leased)
ZONING	Industrial
OCCUPANCY/TENANT	Vacant/Formerly Goodyear (Raben Tire)

OPPORTUNITY HIGHLIGHTS

COMPETITIVE COST STRUCTURE

TRI-STATE REGION

AMPLE FRONTAGE

QUALITY OF LIFE & REGIONAL DRAW

FLEXIBILITY IN USE

INFRASTRUCTURE READINESS

UNDER-SERVED MARKET W/UPSIDE

BELOW REPLACEMENT COST

THE PROPERTY

The subject property comprises **±34,621 square feet** on **±2.78 acres** and is **now available for lease**. Constructed with durable industrial specifications, the building offers functional warehouse and distribution space with multiple access points and ample parking. **The large site acreage and strategic location along Commercial Street** provide excellent visibility and connectivity to regional interstates. Offering a **cost-effective leasing opportunity well below replacement value**, the property is ideal for industrial, service, or logistics users seeking immediate occupancy in a high-demand market.

THE OFFERING

DWG Capital Group is pleased to present a newly available industrial property for lease at **709 South Commercial Street, Harrisburg, Illinois**. Formerly leased to Goodyear / Raben Tire, the **±34,621 SF** facility is now available for occupancy, offering an excellent opportunity to secure a well-located, functional industrial space at a compelling lease rate. With a strong history of corporate credit tenancy, the property is ideal for distribution, service, or light manufacturing users seeking a strategic regional location.

THE TENANT / CREDIT PROFILE

The Goodyear Tire & Rubber Company (S&P: BB-):
The property benefits from a **long-term corporate tenancy history** with **The Goodyear Tire & Rubber Company (S&P: BB-)** and **Raben Tire**, both respected **national brands**. This legacy underscores the facility's industrial quality, maintenance standards, and adaptability for a wide range of users seeking reliable, credit-backed space.



Harrisburg, Illinois presents a **compelling opportunity for industrial facility renters** looking for a **strategic and cost-effective location**.



THE LOCATION

Located along **Commercial Street (IL State Hwy 45 Business)**, the property offers excellent visibility and access to regional interstates and nearby airports serving **Illinois, Kentucky, and Indiana**. Surrounding retailers include **Dollar General, Hibbett Sports, O'Reilly Auto Parts, and AutoZone**. Harrisburg's **23,000+ population** within ten miles and an **average household income of \$60,842** support strong industrial and service demand.



Situated at the crossroads of Illinois Route 13, Route 145, and U.S. Route 45, Harrisburg provides excellent access to regional markets, supply chains, and logistics networks. The broader Carbondale–Marion market continues to see steady rent growth and low vacancy, with limited new development fueling strong absorption. Employers benefit from competitive operating costs, dependable utilities, and a skilled workforce, while ongoing regional job growth supports a favorable environment for industrial and logistics users pursuing cost-efficient expansion.

BUYING, SELLING OR LEASING NATIONWIDE?

DWG Capital Group has been selling Multifamily, Industrial, Office and Retail properties and development sites nationwide for 20+ years. Call us for a free consultation/valuation on your real estate, debt/equity, tenancy requirements, and overall wealth expansion strategies, today!

SONY ANIMATION STUDIOS
LA OFFICE/FLEX INDUSTRIAL
\$160M

MALIBU CROSSROADS AREA JV
CLASS A RETAIL
\$130M

INLAND EMPIRE MULTIFAMILY PORTFOLIO
RECAPITALIZATION/SALE
\$118M

\$3B TENAB
NEW INDUSTRIAL LEASE
165K SF

INDUSTRIAL | DEVELOPMENT | MULTIFAMILY | RETAIL | OFFICE | JOINT VENTURE | DEBT | EQUITY
OVER 15K+ UNITS SOLD | \$1B CLOSED PAST 24 MONTHS | LABJ CRE GOLD AWARD WINNER | COSTAR POWER BROKER