

FOR SALE
-AND-
FOR LEASE

1304 Woodlawn Rd.,
Lincoln, IL 62656



33,986 SF OFFICE/WAREHOUSE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Steve Zuber - SIOR, CCIM
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com

Cole Hensel
Broker Associate
Office: (618) 277-4400 (Ext. 28)
Cell: (618) 606-2646
coleh@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

1304 Woodlawn Rd., Lincoln, IL 62656



LOCATION OVERVIEW

Strategically located in Lincoln, IL less than 1 mile from Interstate 55, making it easily accessible for transportation and logistics.



This stand alone 33,986 SF office/warehouse sits on 8.06 acres

WAREHOUSE

- (4) 8'x10' dock doors with levelers
- (2) 8'x10' dock doors with N/A levelers
- (2) 8'x8' dock doors
- (1) 16'x24' drive-in door

Has isolated area with retainment wall

Has mezzanine in place

Outdoor storage is permitted



OFFICE

- Private offices
- Conference room
- Men/women bathrooms

SALE PRICE: \$1,295,000

LEASE RATE: \$5.00/SF, NNN

PROPERTY HIGHLIGHTS



31,730 SF
WAREHOUSE



2,256 SF
OFFICE



16' - 22'
CLEAR HEIGHT



200A/220-
480V 3P

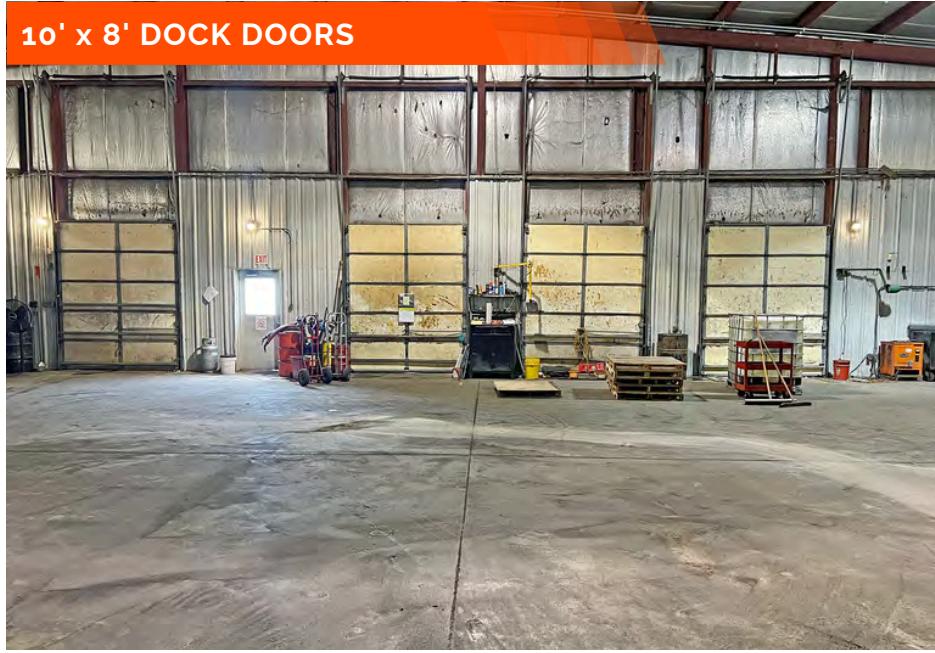


HEATED/
INSULATED
WAREHOUSE

PROPERTY PHOTOS

1304 Woodlawn Rd., Lincoln, IL 62656

10' x 8' DOCK DOORS

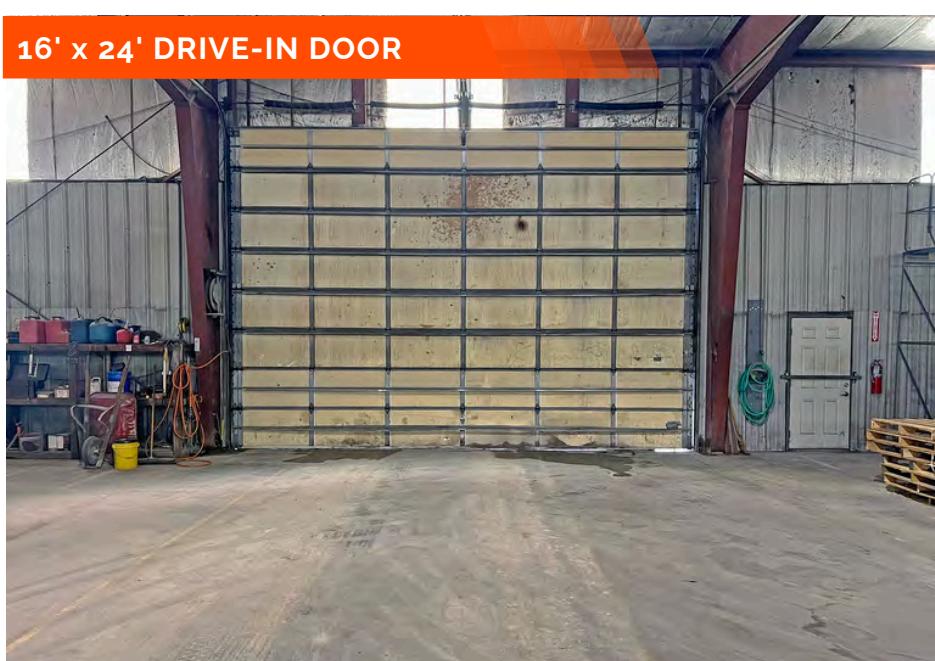


WAREHOUSE INTERIOR



WAREHOUSE INTERIOR

16' x 24' DRIVE-IN DOOR



WAREHOUSE INTERIOR



INDUSTRIAL PROPERTY SUMMARY

1304 WOODLAWN ROAD

LISTING #	3145	FACILITY INFORMATION:		
LOCATION DETAILS:		Heat:	Office/Warehouse	
Parcel #:	12-026-005-00	AC:	Office	
County:	IL - Logan	Lighting:	Fluorescent	
Zoning:	C-2 Heavy Commercial	Sprinklers:	None	
PROPERTY OVERVIEW:			Insulated:	
Building SF:	33,986	Ventilation:	Yes	
Vacant SF:	33,986	Compressed Air:	No	
Usable Sqft:	33,986	Restrooms Men:	Yes	
Office SF:	2,256	Restrooms Womens:	Yes	
Warehouse SF:	31,730	Showers:	No	
Min Divisible SF:	33,986	Floor Drains:	No	
Max Contig SF:	33,986	LOADING & DOORS:		
Lot Size:	8.06 Acres	Dock Doors:	(6)8'x10' & (2)8'x8'	
Frontage:	405	# of Dock Doors:	8	
Depth:	750	Dock Levelers:	Yes	
Parking Spaces:	20	# Drive In Doors:	1	
Archeological:	No	Drive In Door Size:	(1)16'x24'	
Environmental:	No	TRANSPORTATION:		
Survey:	No	Interstate Access:	Less than a mile from I-55	
STRUCTURAL DATA:				
Year Built:	1978			
Renovated:	2020			
Clear Ht Min:	16			
Clear Ht Max:	22			
Bay Spacing:	Clear Span			
Construction Type:	Steel			
Roof:	Metal			
Floor Type:	Reinforced Concrete			

INDUSTRIAL PROPERTY SUMMARY PG 2

1304 WOODLAWN ROAD

UTILITY INFO:

Water Provider:	City of Lincoln
Water Location:	On Site
Sewer Provider:	City of Lincoln
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	220
Voltage High:	480
Amps:	200
Phase:	3



SALE/LEASE INFORMATION:

Sale Price: \$1,295,000

Price / SF: \$38.10

Lease Rate: \$5.00/SF

Lease Type: NNN

Property Description

This stand alone 33,986 SF office/warehouse sits on 8.06 acres with outdoor storage. Warehouse is 31,730 SF with 16'-22' clear height, (4)8'x10' dock doors with levelers, (2)8'x10' dock doors with N/A levelers, (2)8'x8' dock doors, & (1)16'x24' drive-in door. Warehouse space is heated/insulated with N/A sprinkler system. Warehouse has an isolated containment for fluid product & handling. Office is 2,256 SF with private offices, conference room, & men/women bathrooms.

TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	No
Foreign Trade Zone:	No

FINANCIAL INFORMATION:

Taxes:	\$28,644.32
Tax Year:	2024