

FOR SALE -AND- LEASE

1304 Woodlawn Rd.,
Lincoln, IL 62656

33,986 SF OFFICE/WAREHOUSE

BARBERMURPHY
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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



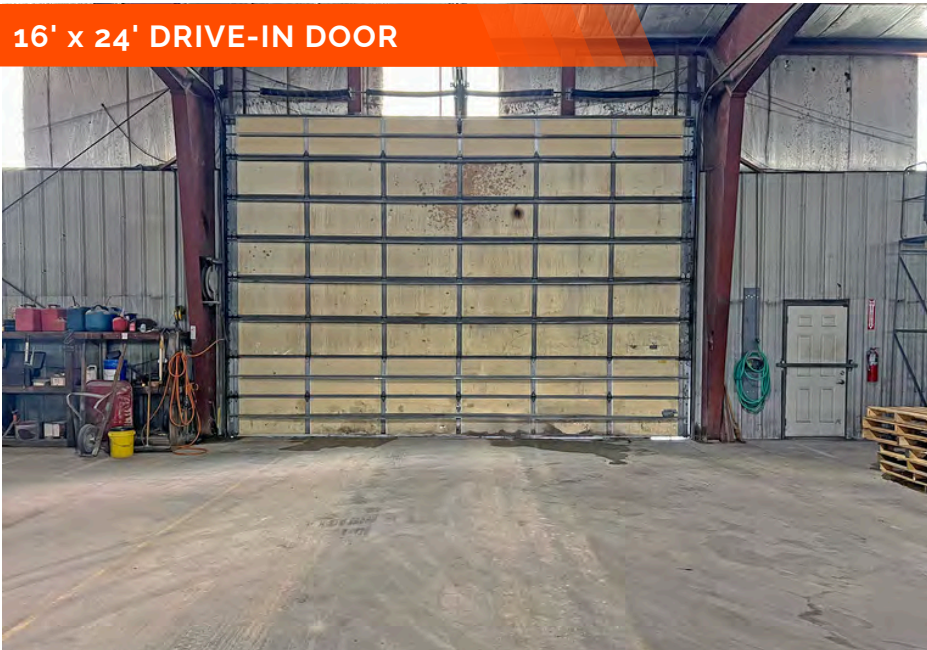
WAREHOUSE INTERIOR



WAREHOUSE INTERIOR



16' x 24' DRIVE-IN DOOR



INDUSTRIAL PROPERTY SUMMARY

1304 WOODLAWN ROAD

LISTING # 3145

LOCATION DETAILS:

Parcel #: 12-026-005-00
County: IL - Logan
Zoning: C-2 Heavy Commercial

PROPERTY OVERVIEW:

Building SF: 33,986
Vacant SF: 33,986
Usable Sqft: 33,986
Office SF: 2,256
Warehouse SF: 31,730
Min Divisible SF: 33,986
Max Contig SF: 33,986
Lot Size: 8.06 Acres
Frontage: 405
Depth: 750
Parking Spaces: 20
Archeological: No
Environmental: No
Survey: No

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

FACILITY INFORMATION:

Heat: Office/Warehouse
AC: Office
Lighting: Fluorescent
Sprinklers: None
Insulated: Yes
Ventilation: Yes
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

Dock Doors: (6)8'x10' & (2)8'x8'
of Dock Doors: 8
Dock Levelers: Yes
Drive In Doors: 1
Drive In Door Size: (1)16'x24'

TRANSPORATION:

Interstate Access: Less than a mile from I-55

INDUSTRIAL PROPERTY SUMMARY PG 2

1304 WOODLAWN ROAD

UTILITY INFO:

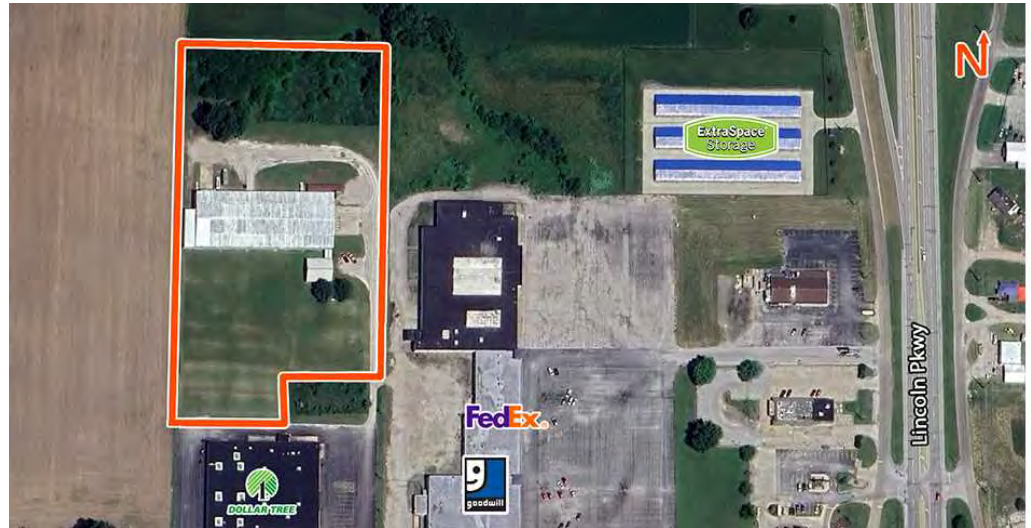
| | |
|--------------------|-----------------|
| Water Provider: | City of Lincoln |
| Water Location: | On Site |
| Sewer Provider: | City of Lincoln |
| Sewer Location: | On Site |
| Gas Provider: | Ameren IL |
| Gas Location: | On Site |
| Electric Provider: | Ameren IL |
| Electric Location: | On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

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 |



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.