

# FOR SALE -AND- LEASE

2405 W Herrin Rd,  
Herrin, IL 62948



**315,400 SF RAIL SERVED WAREHOUSE FOR SALE WITH 180,000 SF FOR LEASE**

**BARBERMURPHY**

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

**Cole Hensel**  
Broker Associate  
Cell: (618) 606-2646  
coleh@barbermurphy.com

**Steve Zuber - CCIM, SIOR**  
Principal  
Cell: (314) 409-7283  
steve@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.

# RENT ROLL

2405 W Herrin Rd, Herrin, IL 62948

18922 Forge Drive, LLC

Herrin, IL

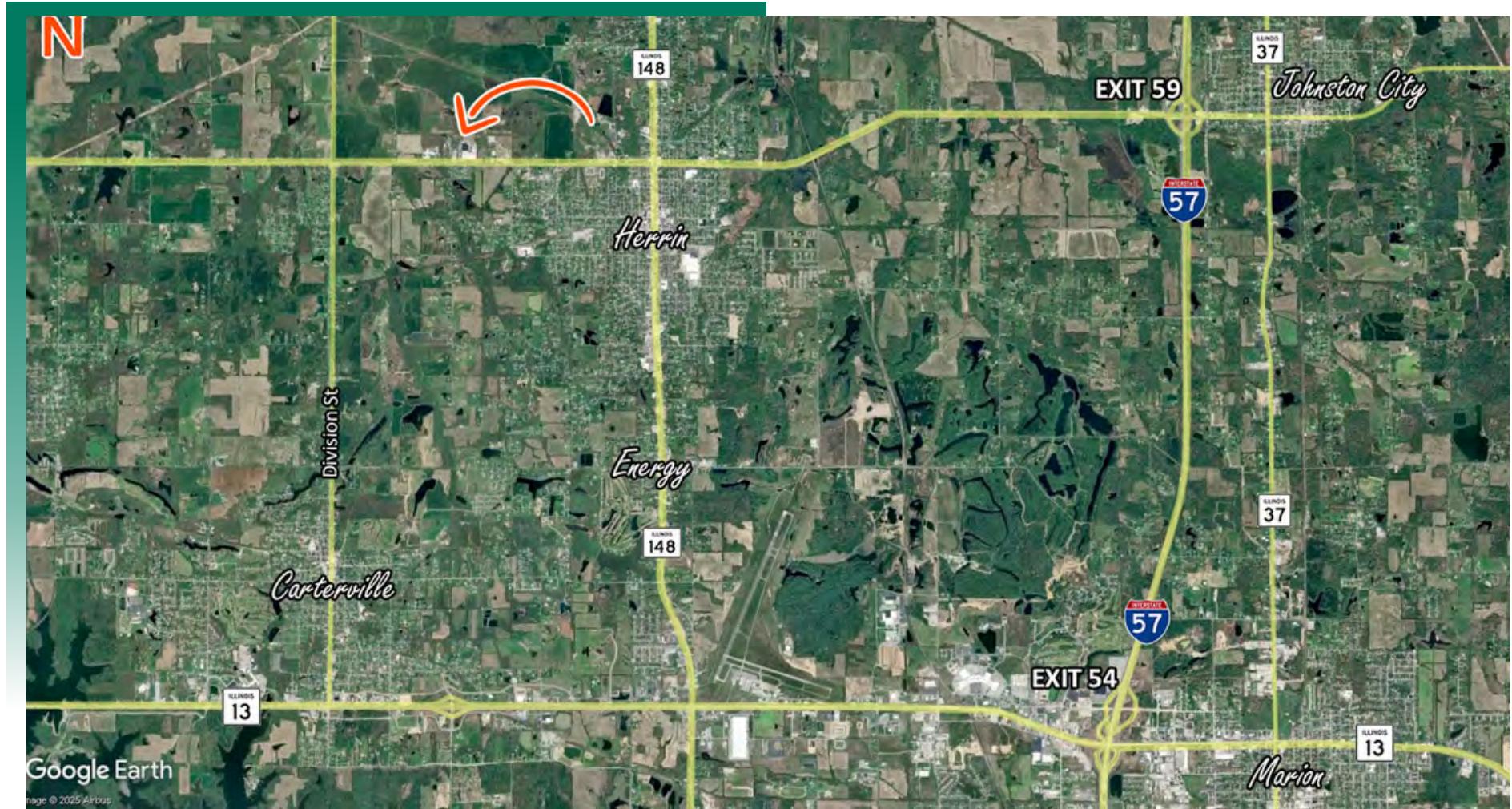
Rent Roll

For the Period Ended Dec. 31, 2025

Tenant	Address	Sq. Ft	% of NRA	Lease Term	Lease Start Date	Monthly Rent	Annual Base Rent/PSF	Annual Base Rent	Notes
United Central Supply	2401 W Herrin, Herrin, IL 62948	90,449	30.65%	MTM	7/1/2010	14,174.00	1.88	\$170,100	
MDM Distributors	2401 W Herrin, Herrin, IL 62948	18,000	6.10%	2/1/24 - 1/31/26	1/20/2022	5,025.00	3.35	\$60,300	Renewed for 2 years. 2/1/24 - 1/31/26
True Adventures	2401 W Herrin, Herrin, IL 62948	5,788	1.96%	8/1/24 - 8/31/25		1,975.92	4.10	\$23,711	
Sollami Company	2401 W Herrin, Herrin, IL 62948	2,752	0.93%	MTM	11/4/2015	900.00	3.92	\$10,800	
Dylan Ferketich	2401 W Herrin, Herrin, IL 62948	2,000	0.68%	MTM	2/27/2024	600.00	3.60	\$7,200	
SAE Orthopedics	2401 W Herrin, Herrin, IL 62948	2,000	0.68%	MTM	11/1/2025	500.00	3.00	\$6,000	
Jon-E-Vac	2401 W Herrin, Herrin, IL 62948	517	0.18%	MTM	5/1/2019	200.00	4.64	\$2,400	
Universal Movers	2401 W Herrin, Herrin, IL 62948	154	0.05%	MTM	10/1/2020	75.00	5.84	\$900	
<b>Total</b>		<b>121,660</b>	<b>41.23%</b>			<b>\$23,450.92</b>		<b>\$281,411.00</b>	

# AREA MAP

2405 W Herrin Rd, Herrin, IL 62948



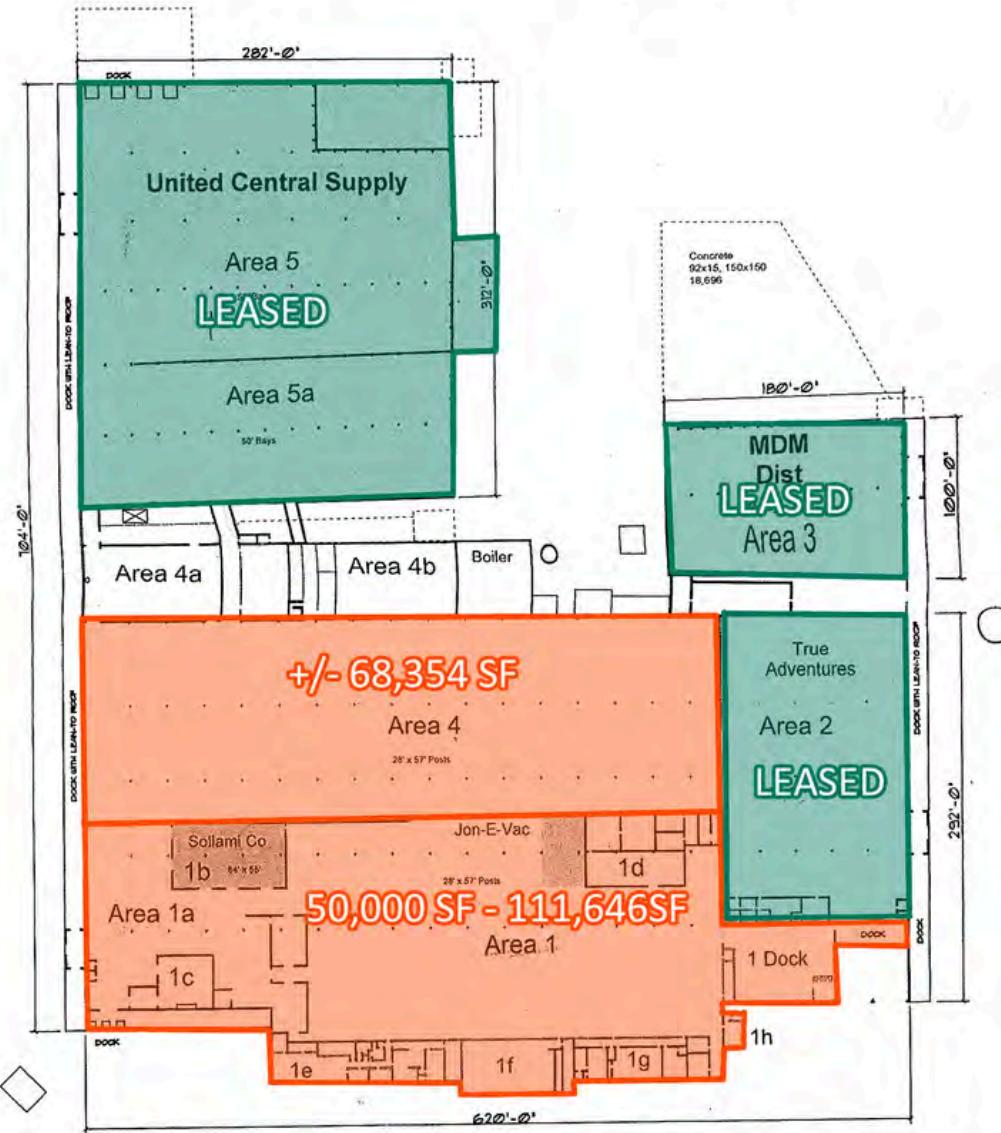
## LOCATION OVERVIEW

Located in Herrin IL only 5.5 Miles to IL Route 13 and 6.0 Miles to I-57 (exit 59). Herrin is only a 10 minute drive to Marion, IL and only 13 minutes from Johnston City, IL

# FLOOR PLAN

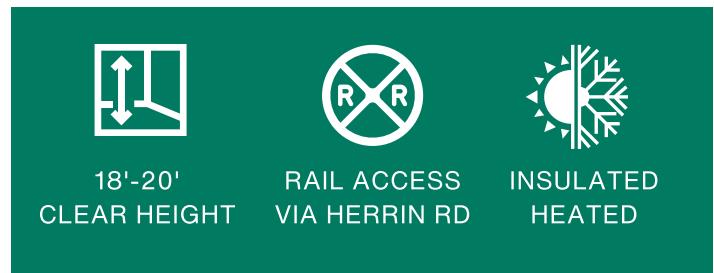
2405 W Herrin Rd, Herrin, IL 62948

## Herrin Manufacturing Facility



50,000 - 111,646 SF section has (1) Drive-in Door, (1) exterior dock platform with 4 truck lanes, & (3) 10'x8' docks with dock bumpers, and 18'-20' clear height.

68,354 SF section has (4) 10'x12' Dock Doors and (1) 10'x10' Drive-In Door.



Entire facility is insulated/heated with a wet sprinkler system throughout.

18'-20' clear height with column spacing of 28'x57'.

Electric service is 3 Phase 800 AMP 440/277V.

Railsiding access is available via Herrin Railroad shortline (Odyssey) with connections to (1) Class 1 railroad; Burlington Northern Santa Fe.

\*Not to scale

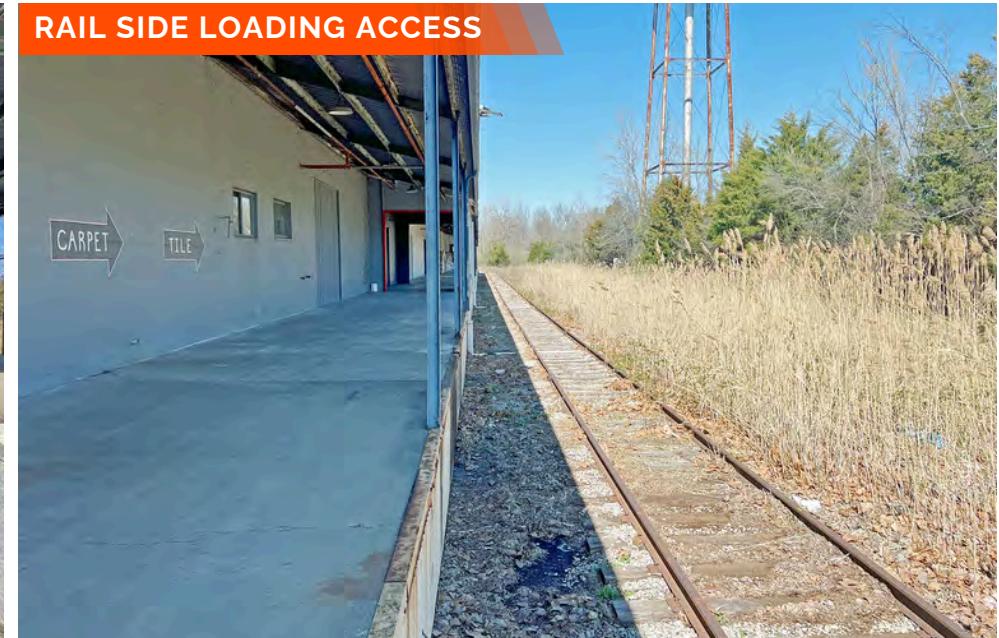
# PROPERTY PHOTOS

2405 W Herrin Rd, Herrin, IL 62948

EXTERIOR DOCK



RAIL SIDE LOADING ACCESS



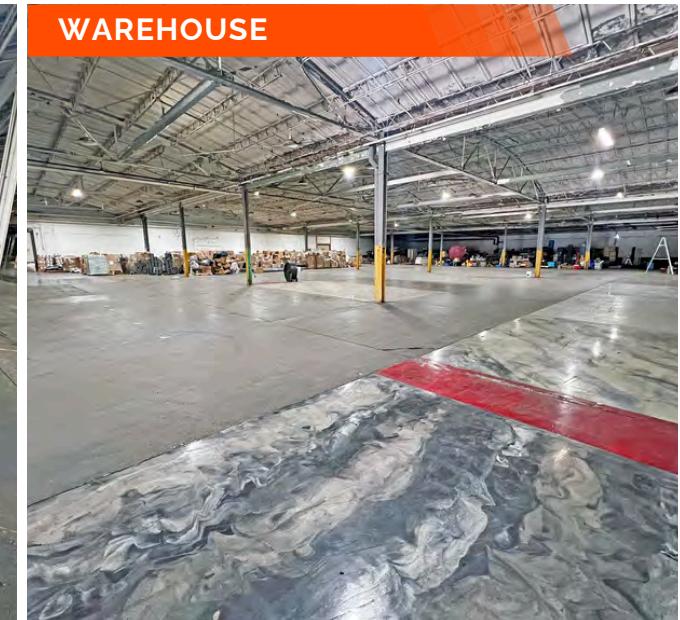
WAREHOUSE



WAREHOUSE



WAREHOUSE



# INDUSTRIAL PROPERTY SUMMARY

2405 WEST HERRIN STREET

<b>LISTING #</b>	2988	<b>FACILITY INFORMATION:</b>	
<b>LOCATION DETAILS:</b>			
Parcel #:	01-24-151-002	Heat:	Warehouse
County:	IL - Williamson	AC:	Office/Warehouse
Zoning:	Industrial	Lighting:	LED
<b>PROPERTY OVERVIEW:</b>			
Building SF:	315,400	Sprinklers:	Wet Pipe System
Vacant SF:	180,000	Insulated:	Yes
Usable Sqft:	180,000	Ventilation:	No
Office SF:	8,398	Compressed Air:	No
Warehouse SF:	171,602	Restrooms Men:	Yes
Min Divisible SF:	50,000	Restrooms Womens:	Yes
Max Contig SF:	60,000	Showers:	No
Lot Size:	37.16 Acres	Floor Drains:	No
Frontage:	1140	<b>LOADING &amp; DOORS:</b>	
Depth:	1248	# of Dock Doors:	11
Parking Spaces:	50	Dock Door Size:	10'X12' & 10'x8'
Parking Surface Type:	Asphalt/Rock	# Drive In Doors:	4
Archeological:	No	Drive In Door Size:	10'x10' & 12'x10'
Environmental:	No		
Survey:	No		
<b>STRUCTURAL DATA:</b>		<b>TRANSPORTATION:</b>	
Year Built:	1954	Interstate Access:	5.5 Miles to IL Rte 15 & 6 Miles from I-57
Renovated:	2025	Airport Access:	4 Miles Veterans Airport
Clear Ht Min:	18	Rail Access:	Single Ended Siding (Spur, Stub)
Clear Ht Max:	22	Rail Line:	Herrin RR
Bay Spacing:	28'x57'	Rail Status:	Operational
Construction Type:	Exterior - Block, Metal		
Roof:	Metal		
Floor Type:	Reinforced Concrete		

# INDUSTRIAL PROPERTY SUMMARY PG 2

2405 WEST HERRIN STREET

## UTILITY INFO:

Water Provider:	City of Herrin
Water Location:	On Site
Sewer Provider:	City of Herrin
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	277
Voltage High:	440
Amps:	800
Phase:	3



## SALE/LEASE INFORMATION:

Sale Price:	\$3,500,000
Lease Rate:	\$3.00
Lease Type:	NNN
NNN Expenses:	Estimated at \$0.40/SF

## TAX INCENTIVE ZONES:

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

## Property Description

315,400 SF Rail Served Manufacturing/Warehouse Facility on 37.16 acres For Sale. The facility has a clear height of 18'-22' clear height throughout with 11 docks & 4 drive-in doors. The facility is heated with a wet sprinkler system throughout. The building is served from multiple transformers, a 12kV to 480Y/277V three-phase 150 kva transformer and a 12kV to 480Y/277V three-phase 300kva transformer. Rail siding access is available via Herrin Railroad shortline (Odyssey) with connections to (1) Class 1 railroad; Burlington Northern Santa Fe.

50,000 - 180,000 SF Rail Served Warehouse Available For Lease. 50,000 - 111,646 SF section has (1) Drive-in Door, (1) exterior dock platform with 4 truck lanes, & (3)10'x8' docks with dock bumpers, and 18'-20' clear height. 68,354 SF section has (4) 10'x12' Dock Doors and (1) 10'x10' Drive-In Door. Both spaces are insulated/heated with a wet sprinkler system throughout the entire facility. 18'-20' clear height with column spacing of 28'x57'. Electric service is 3 Phase 800 AMP 440/277V. Railsiding access is available via Herrin Railroad shortline (Odyssey) with connections to (1) Class 1 railroad; Burlington Northern Santa Fe.

## FINANCIAL INFORMATION:

Taxes:	\$43,728.00
Tax Year:	2023