

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

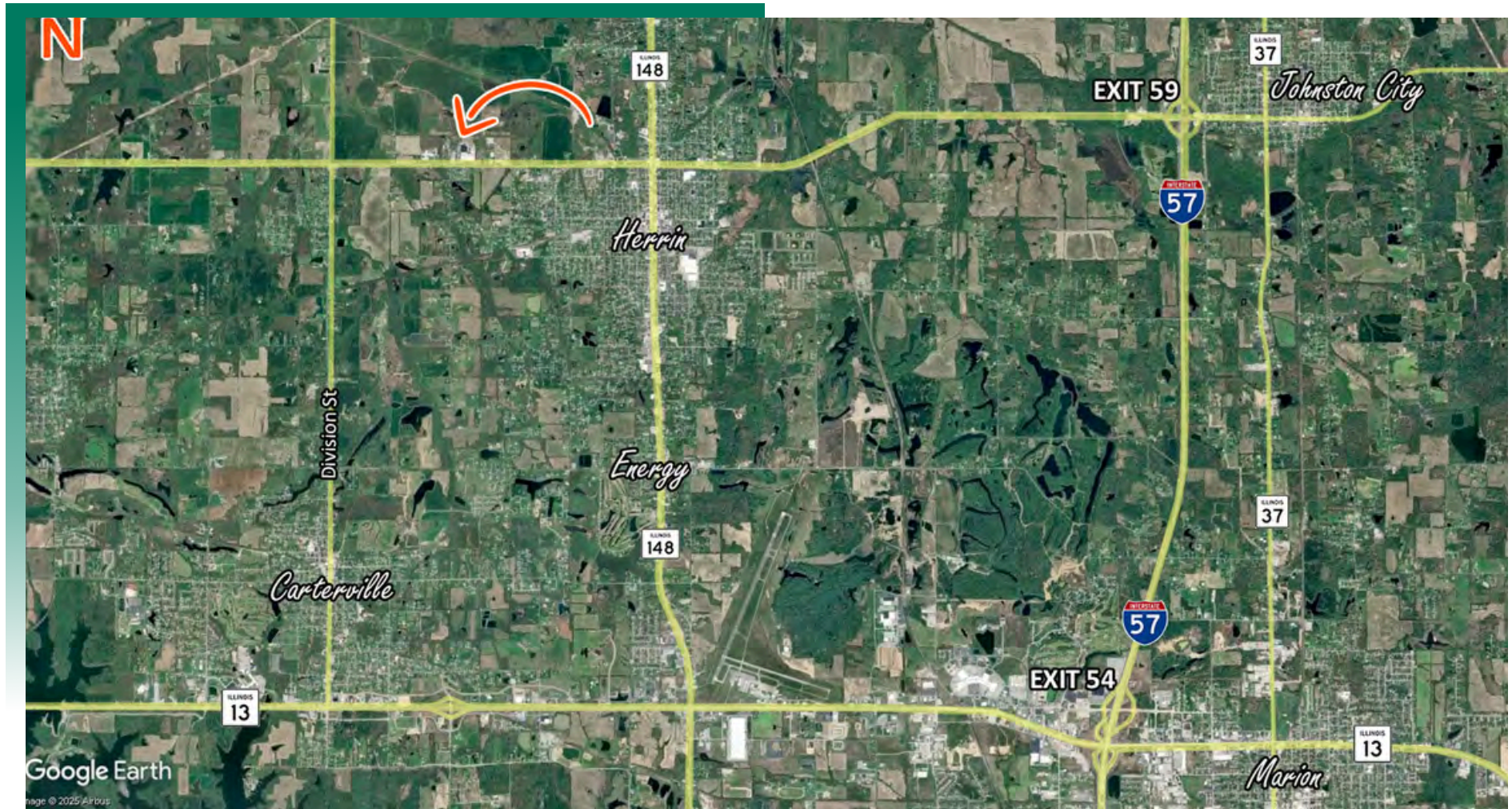
2405 W Herrin Rd, Herrin, IL 62948

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	
Total		121,660	41.23%			\$23,450.92		\$281,411.00	

AREA MAP

2405 W Herrin Rd, Herrin, IL 62948



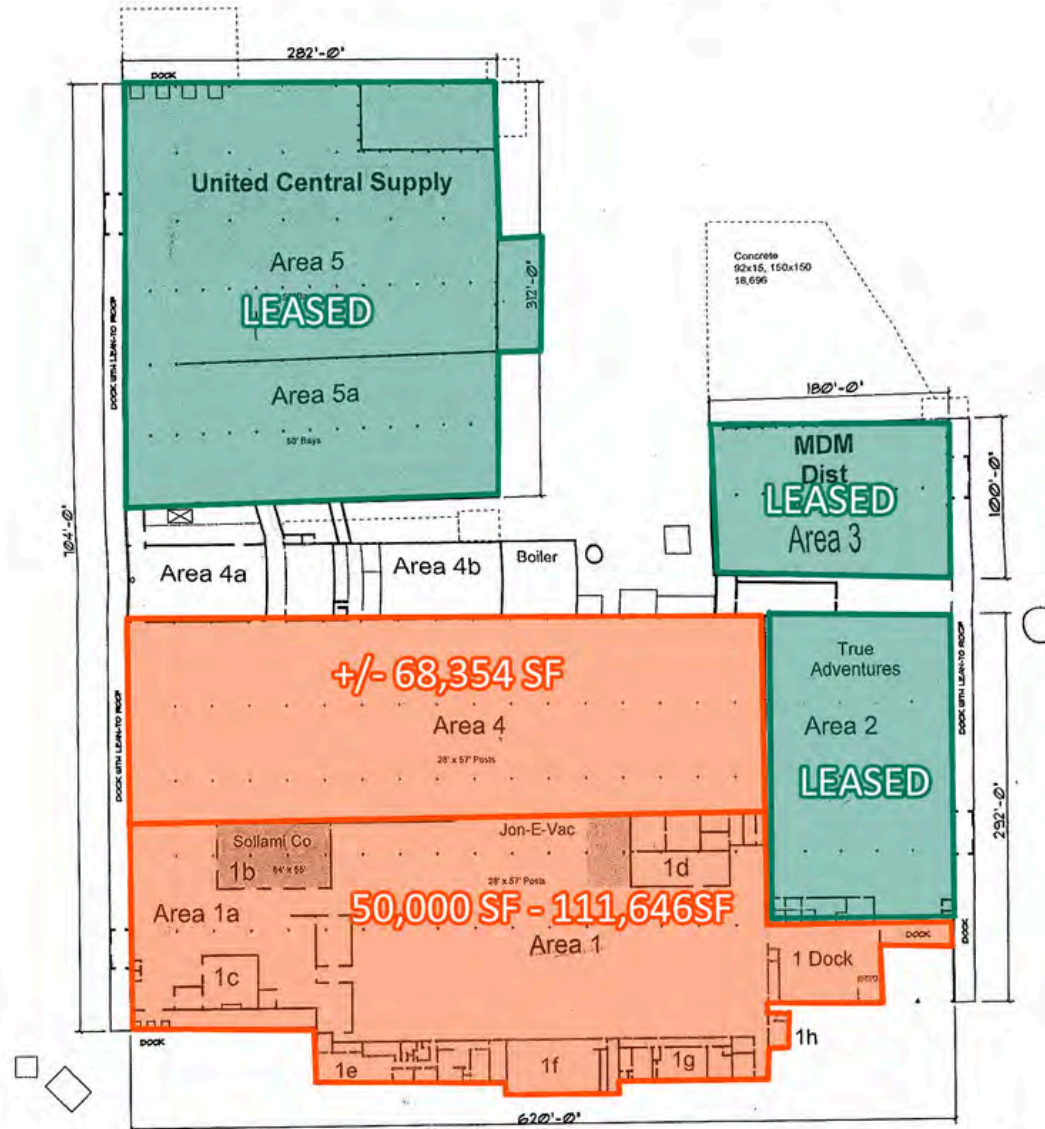
LOCATION OVERVIEW

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.



18'-20'
CLEAR HEIGHT



RAIL ACCESS
VIA HERRIN RD



INSULATED
HEATED

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



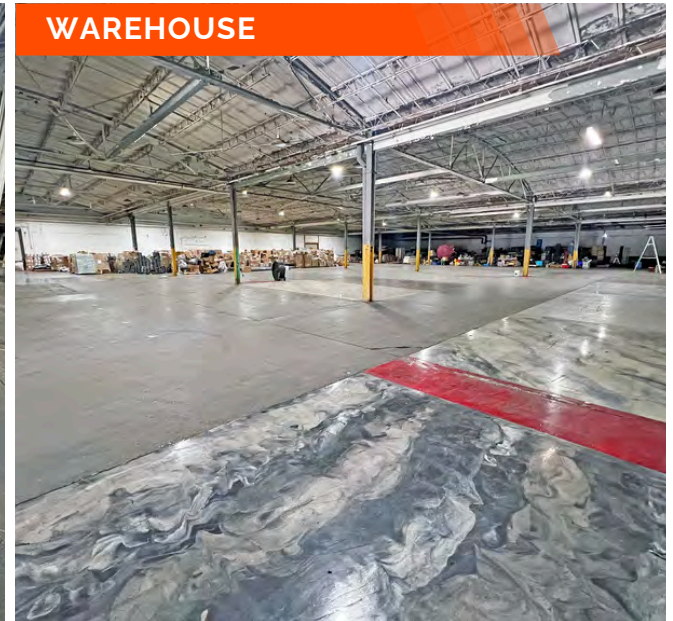
WAREHOUSE



WAREHOUSE



WAREHOUSE



INDUSTRIAL PROPERTY SUMMARY

2405 WEST HERRIN STREET

LISTING # 2988

LOCATION DETAILS:

Parcel #: 01-24-151-002
County: IL - Williamson
Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 315,400
Vacant SF: 180,000
Usable Sqft: 180,000
Office SF: 8,398
Warehouse SF: 171,602
Min Divisible SF: 50,000
Max Contig SF: 60,000
Lot Size: 37.16 Acres
Frontage: 1140
Depth: 1248
Parking Spaces: 50
Parking Surface Type: Asphalt/Rock
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1954
Renovated: 2025
Clear Ht Min: 18
Clear Ht Max: 22
Bay Spacing: 28'x57'
Construction Type: Exterior - Block, Metal
Roof: Metal
Floor Type: Reinforced Concrete

FACILITY INFORMATION:

Heat: Warehouse
AC: Office/Warehouse
Lighting: LED
Sprinklers: Wet Pipe System
Insulated: Yes
Ventilation: No
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

of Dock Doors: 11
Dock Door Size: 10'X12' & 10'x8'
Drive In Doors: 4
Drive In Door Size: 10'x10' & 12'x10'

TRANSPORATION:

Interstate Access: 5.5 Miles to IL Rte 15 & 6 Miles from I-57
Airport Access: 4 Miles Veterans Airport
Rail Access: Single Ended Siding (Spur, Stub)
Rail Line: Herrin RR
Rail Status: Operational



COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

COLE HENSEL

Broker Associate
O: (618) 277-4400
C: (618) 606-2646
coleh@barbermurphy.com

STEVE ZUBER, SIOR, CCIM

Principal
O: (618) 277-4400
C: (314) 409-7283
steve@barbermurphy.com

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

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$43,728.00
Tax Year:	2023



SALE/LEASE INFORMATION:

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

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.

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

COLE HENSEL

Broker Associate

O: (618) 277-4400

C: (618) 606-2646

coleh@barbermurphy.com

STEVE ZUBER, SIOR, CCIM

Principal

O: (618) 277-4400

C: (314) 409-7283

steve@barbermurphy.com