



For Sale or Lease

Justin Felix

Senior Transaction Manager
+1 612 718 2234
justin.felix@colliers.com

Dan Lesinski

Senior Vice President
+1 314 412 4345
dan.lesinski@colliers.com

Colliers
101 S. Hanley Rd, Suite 1400
St. Louis, MO 63105
P: +1 314 863 4447
colliers.com

3750 Industrial Dr, Carlyle, IL

Manufacturing/Distribution Facility

Available for Sale or Lease

- Located off of County Rd 1500 N & IL Route 127
- 15 miles south of I-70 & 20 miles north of I-64
- 119,400 SF available for immediate occupancy
- Extremely limited availability in the region
- Full ESFR Sprinkler System throughout
- High bay 18' – 24' clear heights
- Ample power (1200 amps, 480v 3 Phase)
- Situated on 19.2 acres, plenty of room for outdoor storage/expansion potential

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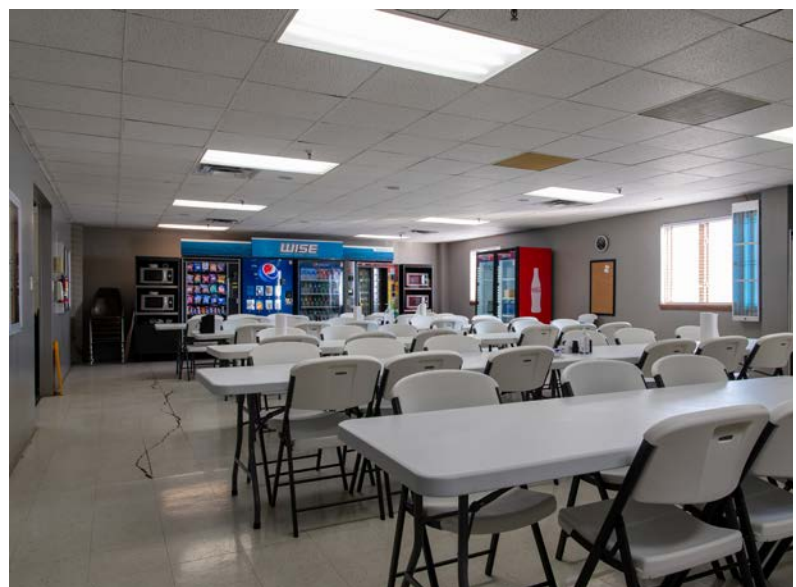
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Property Highlights

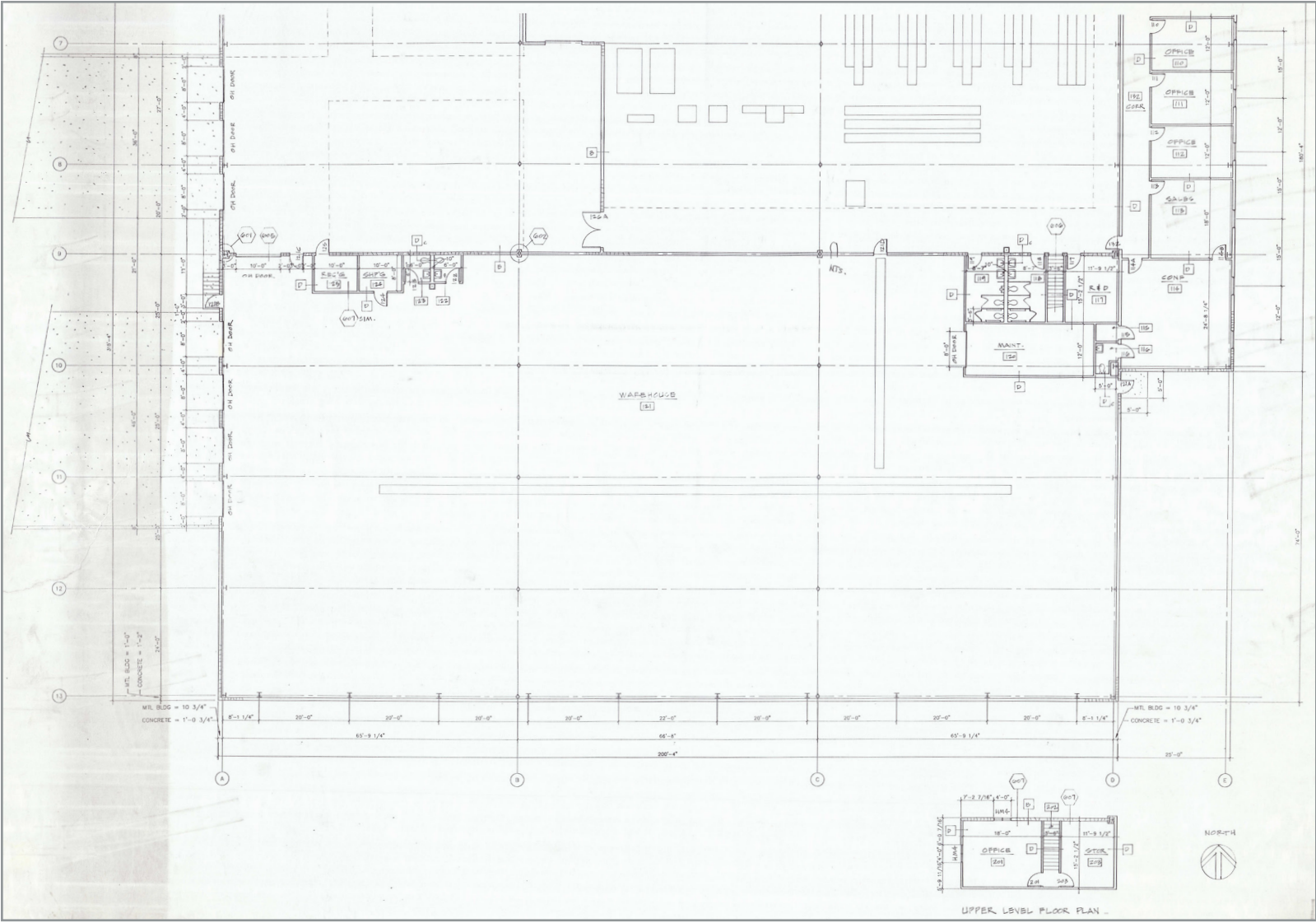
Address:	3750 Industrial Dr, Carlyle, IL 62231
PID:	08-07-01-400-012
Building SF:	Warehouse: 114,600 SF Office: 4,800 SF 119,400 Total SF
Site Size:	19.2 acres
Year Built:	1990
Loading:	4 - 8'x8' truck dock doors 3 - 10'x8' drive-in doors
Fire Suppression:	ESFR wet pipe sprinkler system
HVAC:	<ul style="list-style-type: none">• Warehouse: heated and climate controlled in portions• Office: Heat and AC
Lighting:	Fluorescent & LED
Clear Height:	18' - 24'
Power:	1200 amps, 220/480 voltage, 3 phase
Construction:	Mixed, Exterior - Block, Steel, Metal
Roof:	Metal
Floor:	6" reinforced concrete
Parking Spaces:	30 (rock surface)
2023 Property Tax:	\$53,600
Lease Rate:	\$2.95/SF NNN
Sale Price:	\$2,995,000 (\$25.08/PSF)



Property Photos



Floor Plan



Location Overview

Clinton County



Population

36,587 (2024)



Workforce

68% of population
between ages 19-75



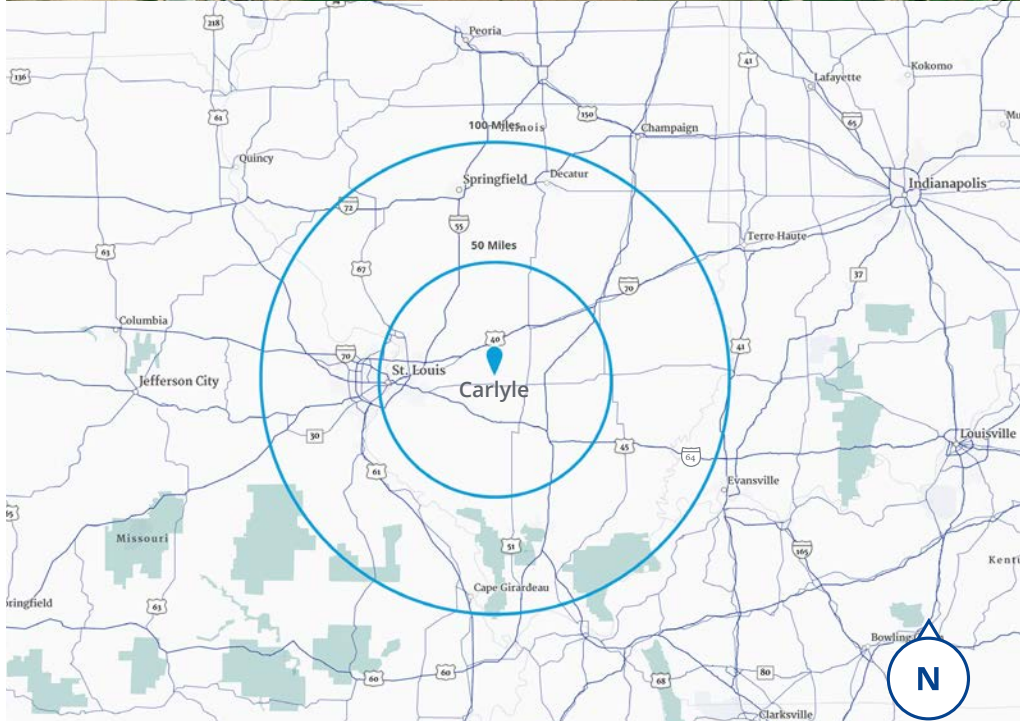
Median
Household
Income

\$84,106 (2024)



Businesses

1,382 (2024)



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