



For Lease
42,500 SF - 103,125 SF
Crane Served Warehouse

1001 College St. (Bldg 7), Madison, IL 62060

- Terminal Railroad Available
- Cranes Available
- Will Subdivide down to 42,500 SF
- Truck Docks
- Clear Span with 60' Ceilings

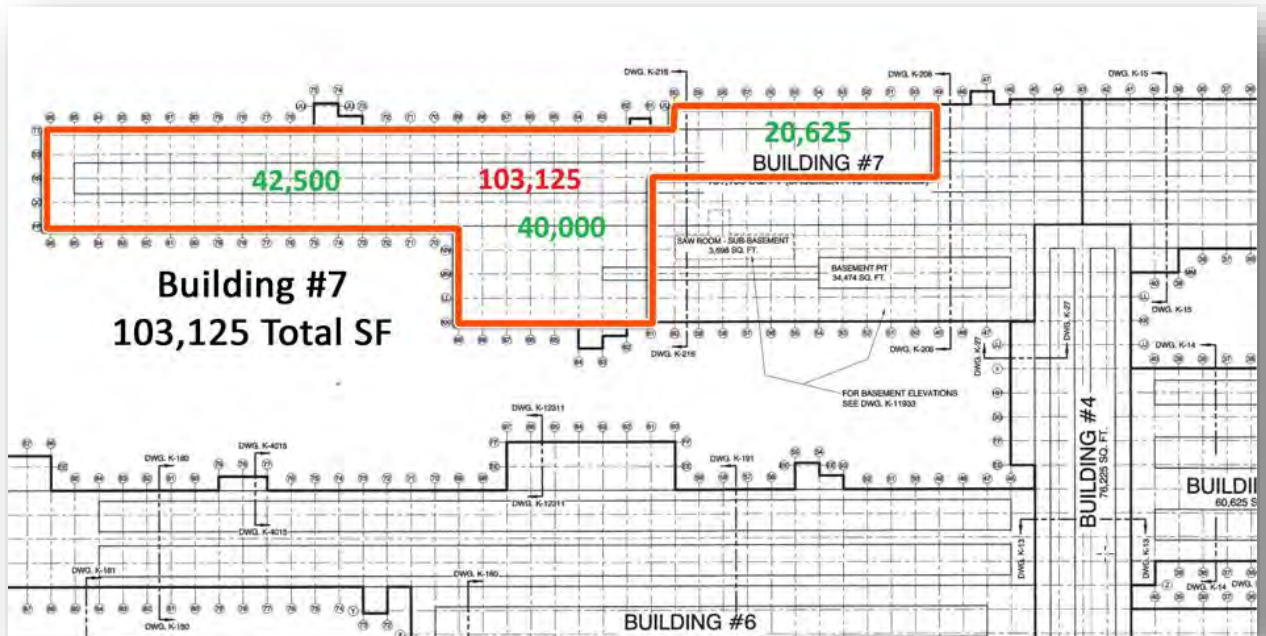
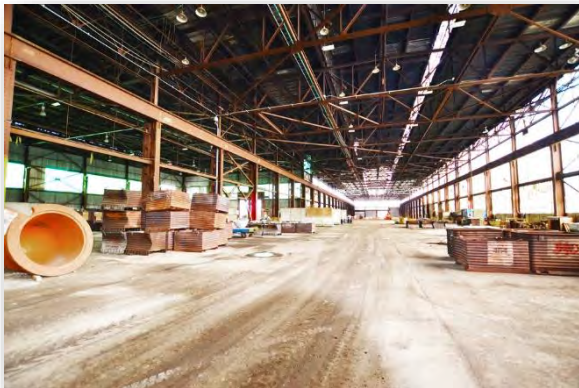
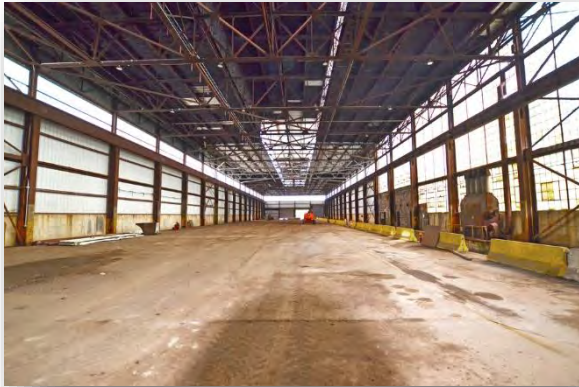
LEASE RATE: \$3.50 per SF, NNN

BARBERMURPHY

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Listing No: 2558

**Industrial
Industrial**1001 College St - Lease
1001 College St
Madison, Illinois 62060**SALE INFORMATION:**For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:**LEASE INFORMATION:**For Lease: Yes
Lease Rate: \$3.50
Lease Type: NNN
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Total SF Available: 103,125 SF
Min Divisible SF: 42,500 SF**SQUARE FOOT INFO:**Building Total: 1,346,268 SF
Total Available: 103,125 SF
Direct Lease: 103,125 SF
Sublease: 0 SF
Office:
Warehouse:
Min Divisible: 42,500 SF
Max Contiguous: 103,125 SF**LAND MEASUREMENTS:**Acres: 1.00
Frontage: 150' FT
Depth: 435' FT**PROPERTY INFORMATION:**Parcel No: 21119260000013
County: Madison
Zoning: Industrial
Zoning By: City of Madison
Industrial Park: Luxfor Graphics
Prior Use: ManufacturingTIF: Yes
Enterprise Zone: No
Foreign Trade Zone: No
Survey: Yes
Environmental: Yes
Archaeological: No
Property Tax: \$0.09
Tax Year: 2020**STRUCTURAL DATA:**Year Built: 1946
Rehab Year: 2022
Clearance Min: 24'
Clearance Max: 60'
Bay Spacing: Clear Span
Style: Steel Frame
Roof: Concrete Roof Panels
Exterior: Metal
Floors: 1
Floor Type: Reinforced Concrete
Floor Thickness: 16"
Floor Drains: no

1001 College St
Madison, Illinois 62060

UTILITY INFORMATION

Water Provider:	Illinois American	Service:	8" Main	Location:	On Site
Sewer Provider:	Granite City Waste Water Treatment	Service:		Location:	On Site
Gas Provider:	Spire	Service:		Location:	On Site
Electric Provider:	Ameren Illinois	Service:		Location:	On Site
AMPS:	200 KVA	Phase:	3		
Low Volts:	240	High Volts:	480		
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

Truck Dock:	4	Size:	Interior	Parking:	20
Dock Levelers:	Yes	Capacity:	Unknown	Surface Type:	Asphalt, Rock & Concrete
Drive-In Doors:	1	Size:	14'x14'	Yard:	
Box Van Doors	No			Extra Land:	Additional ground available for lease
Overhead Cranes:	Yes	Size:	10 Ton	Additional Facility Information:	
Elevators:	None				
Heating:	Partial Warehouse all Offices	Men's Restroom:			
Cooling:	Offices Only	Women's Restroom:			
Insulated:	No	Shower:	No		
Sprinklers:	Yes	Ventilation:	Yes		
Lighting:	LED	Compressed Air:	No		
Skylights:	Yes				

TRANSPORTATION

Interstate:	3.1 Miles to Interstate 70
Rail:	Terminal Rail Served Site
Barge:	1/4 mile from Americas Central Port
Airport:	14 Miles to Lambert International Airport

Listing Broker(s)

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Comments

Terminal Rail Road Served
Cranes Available
Will Subdivide
Truck Docks
Clear Span with 30' ceilings