



**FOR LEASE OR SALE** | **70,000 SF**  
**100 FOREST LN** | **BEARDSTOWN, IL**

**PATRICK DEDERING** | 414-376-6933 | [PATRICK@PHOENIXINVESTORS.COM](mailto:PATRICK@PHOENIXINVESTORS.COM)

**JEFF KILBORN** | 414-214-0613 | [JKILBORN@PHOENIXINVESTORS.COM](mailto:JKILBORN@PHOENIXINVESTORS.COM)

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*





## PROPERTY HIGHLIGHTS



**GREAT ACCESS  
TO HWY 67 WITH  
CONNECTIVITY TO I-72**



**NEW WAREHOUSE  
FURNACE SYSTEM, 2024**



**6 DOCKS AVAILABLE**



**24' CLEAR HEIGHTS**





# PROPERTY DETAILS

100 FOREST LN | BEARDSTOWN, IL

AVAILABLE SPACE	70,000 SF
WAREHOUSE SPACE	66,000 SF
OFFICE SPACE	4,000 SF
DOCK DOORS	6
GRADE-LEVEL DRIVE-IN DOORS	1
CLEAR HEIGHT	24'
COLUMN WIDTH/DEPTH	50' x 50'
WALLS	Steel Frame
YEAR BUILT	1997
FIRE SUPPRESSION	100% Wet, Sprinkler System
LAND AREA	6.72 Acres
ZONING	MH
PARCEL ID	03-012-005-02



# LOCATION MAP

100 FOREST LN | BEARDSTOWN, IL

SPRINGFIELD, IL	44 MILES
ST. LOUIS, MO	118 MILES
CHICAGO, IL	247 MILES
INDIANAPOLIS, IN	255 MILES
KANSAS CITY, MO	283 MILES

