

FOR SALE

1119 KICKAPOO STREET



1119 KICKAPOO STREET LINCOLN, IL 62656

PROPERTY HIGHLIGHTS:

- 254,000 SF industrial warehouse
- No deferred maintenance
- 1 Active tenant and seller will sign 1 year leaseback for 20,000 SF at \$3.40/SF Gross per year
- Building has not been actively marketed for lease in 15 years
- Heavy power with 6,000 Amps coming into the building
- Sprinkler system, new LED lights and new heaters throughout
- Rail Spur Connection at rear of property
- Ceiling Heights Range from 16 feet to 24 feet and wide column spacing of 50'w x 50'd
- Extremely low property taxes of \$27,350 per year
- Well located just 3 miles from I-55 interchange

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2026 Friedman Real Estate. All rights reserved.

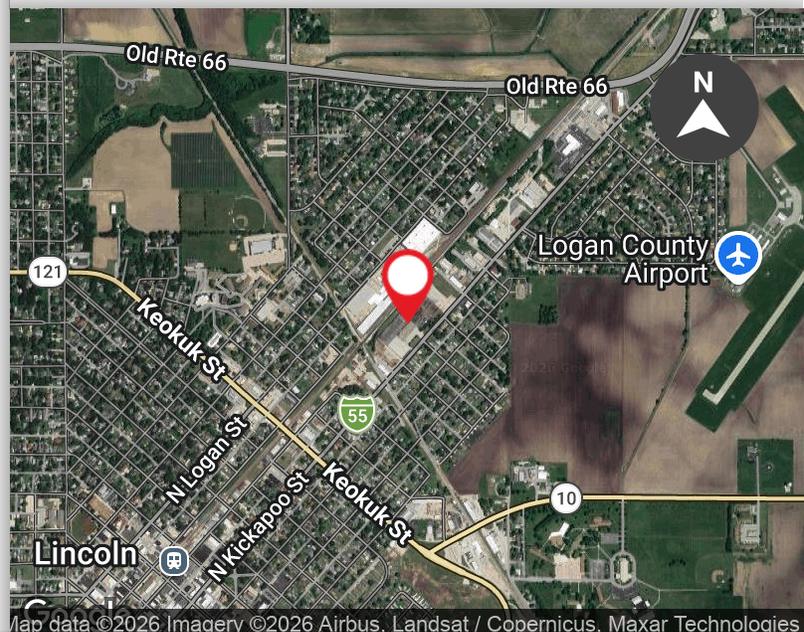
FOR MORE INFORMATION PLEASE CONTACT:



KELLEN DUGGAN
kellen.duggan@freg.com

312.728.1700

eCODE 180



1119 KICKAPOO STREET

PROPERTY **INFORMATION**

HIGHLIGHTS

Building SF:	254,000 SF
Office SF:	6,000 SF
County:	Logan

SITE

Land (acres):	14.0
Parcel Number:	08-030-049-00; 08-030-048-00; 08-255-056-51
Zoning:	I-2

GENERAL

Parking Spaces:	225
Parking Ratio:	Surface

BUILDING INFORMATION

Type:	Industrial
Utilities Included:	Yes
Year Built:	1974
Stories:	1
Heating:	Individual Heaters
Clear Height:	17.0
Electrical:	6000 Amps
# Docks High Doors:	8
# Grade Level Doors:	3
Rail Served	Yes

1119 KICKAPOO STREET PROPERTY PHOTOS

