



FOR LEASE | **238,673 SF**
1501 S 19TH ST | **MATTOON, IL**

KURT JENSEN 262-308-0008 | KURT@PHOENIXINVESTORS.COM



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INVESTORS

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PROPERTY HIGHLIGHTS



**FULLY FENCED
WITH GUARDSHACK**



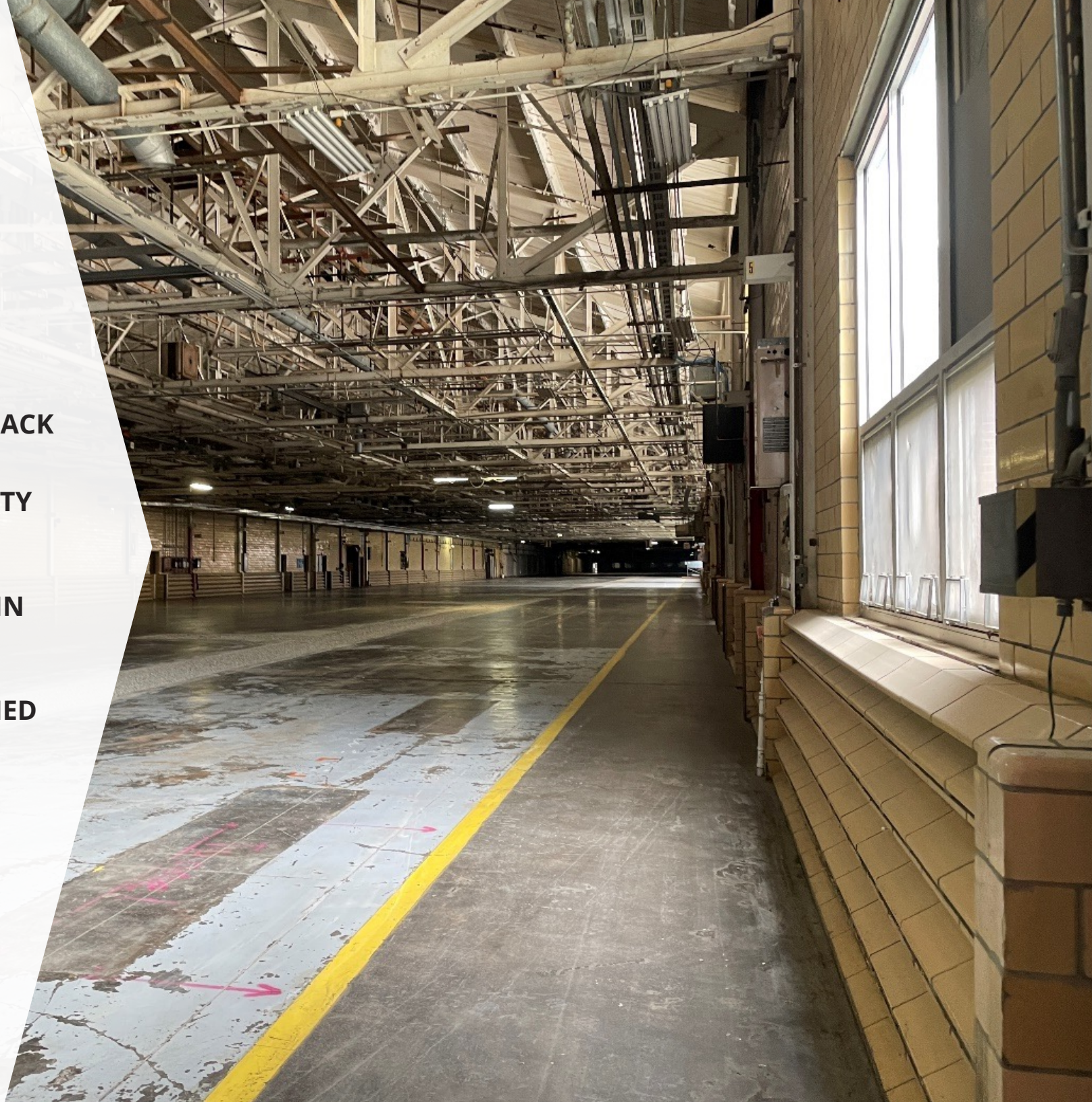
**CLOSE PROXIMITY
TO I-57**



**RENOVATIONS IN
PROGRESS**



**AIR-CONDITIONED
OFFICE SPACE**



PROPERTY DETAILS

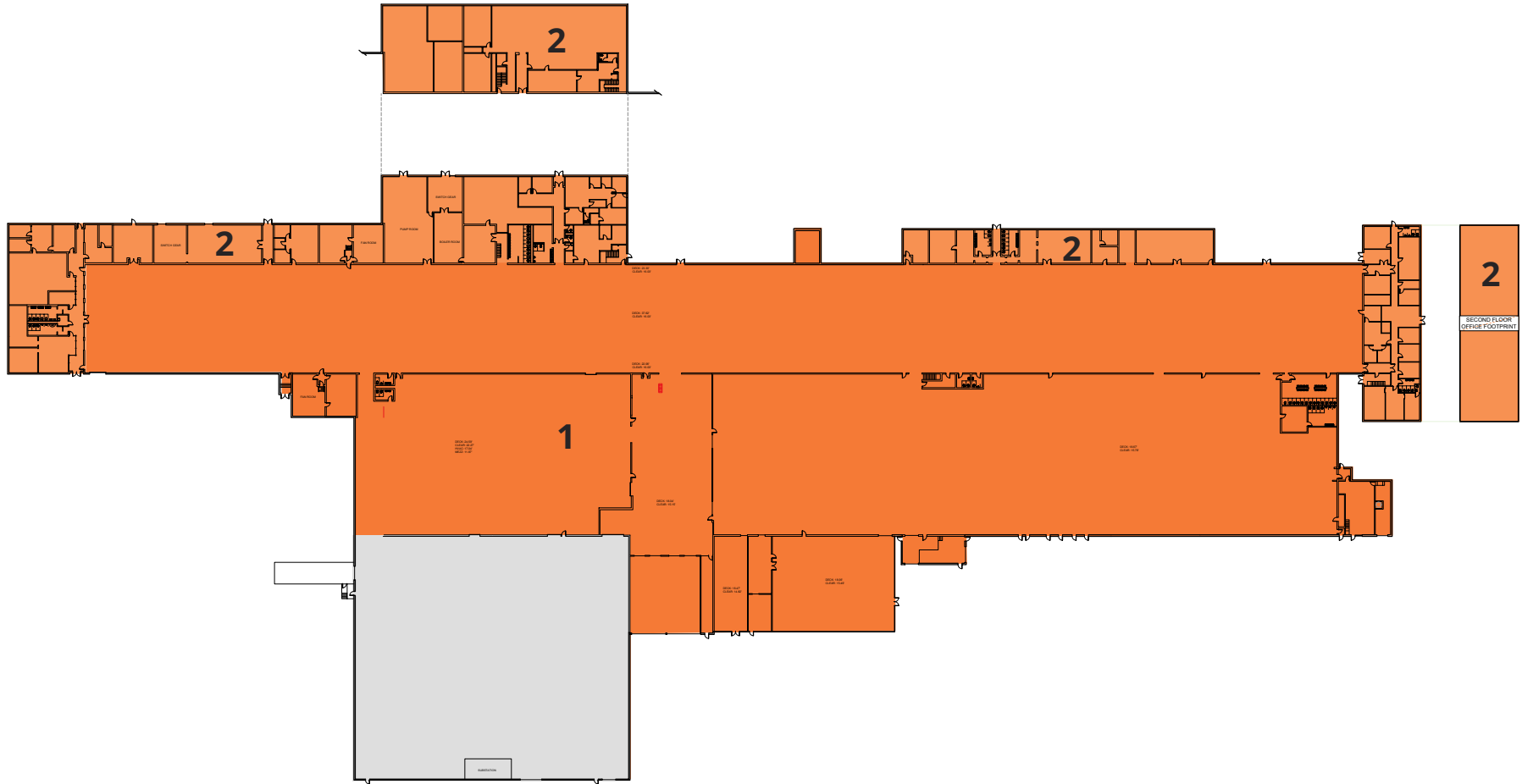
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AVAILABLE SPACE	238,673 SF
MINIMUM DIVISIBLE	19,367 SF
WAREHOUSE SPACE	183,261 SF
OFFICE SPACE/MECHANICAL	55,412 SF
DOCK DOORS	4
DRIVE-IN DOORS	3
CLEAR HEIGHT	16' - 22' 4"
ROOF	TPO & Pitched Metal
WALLS	Masonry Brick & Concrete Block
FLOORS	6" Reinforced Concrete
YEAR BUILT	1967 - 1993
FIRE SUPPRESSION	Wet
POWER	3-Phase
PARKING	285 Parking Spaces
LAND AREA	43.32 Acres
ZONING	I: Industrial District
PARCEL ID	07-1-00846-001 07-1-00846-002
RAIL	Rail Spur Possible via Canadian National Railway
OPEX ESTIMATE	\$0.60/SF

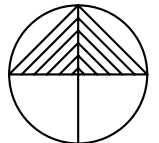


FLOOR PLAN

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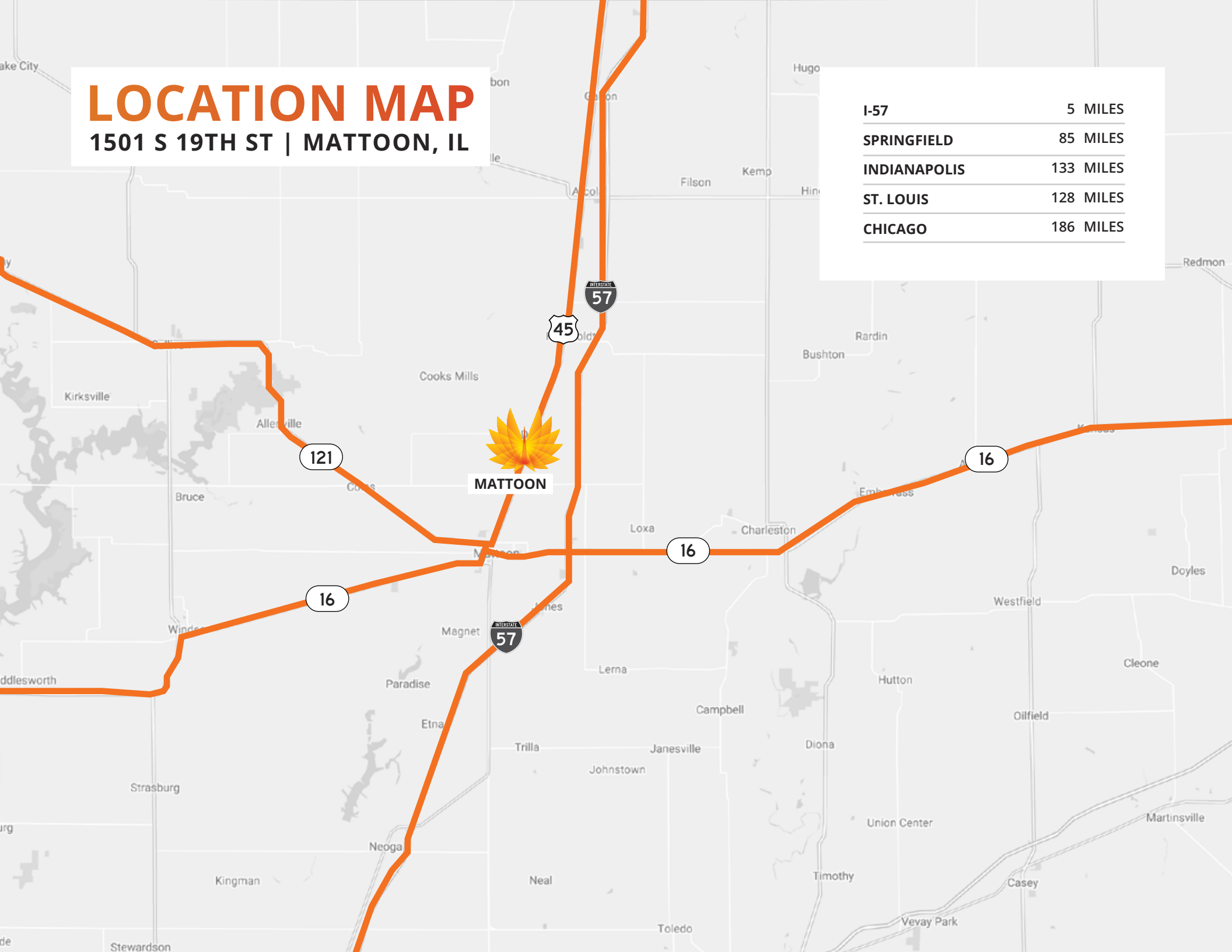
NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FEET
1	AVAILABLE WAREHOUSE	16' - 22' 4"	183,261 SF
2	OFFICE/MECHANICAL	DROP CEILING	55,412 SF
TOTAL			238,673 SF



LOCATION MAP

1501 S 19TH ST | MATTOON, IL

I-57	5 MILES
SPRINGFIELD	85 MILES
INDIANAPOLIS	133 MILES
ST. LOUIS	128 MILES
CHICAGO	186 MILES





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