



**FOR LEASE OR SALE
100 FOREST LN | 70,800 SF
BEARDSTOWN, IL**

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**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	+/- 70,800 SF
WAREHOUSE SPACE	+/- 65,967 SF
OFFICE SPACE	+/- 4,033 SF
STORAGE SHED	+/- 800 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

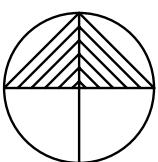


FLOOR PLAN

100 FOREST LN | BEARDSTOWN, IL

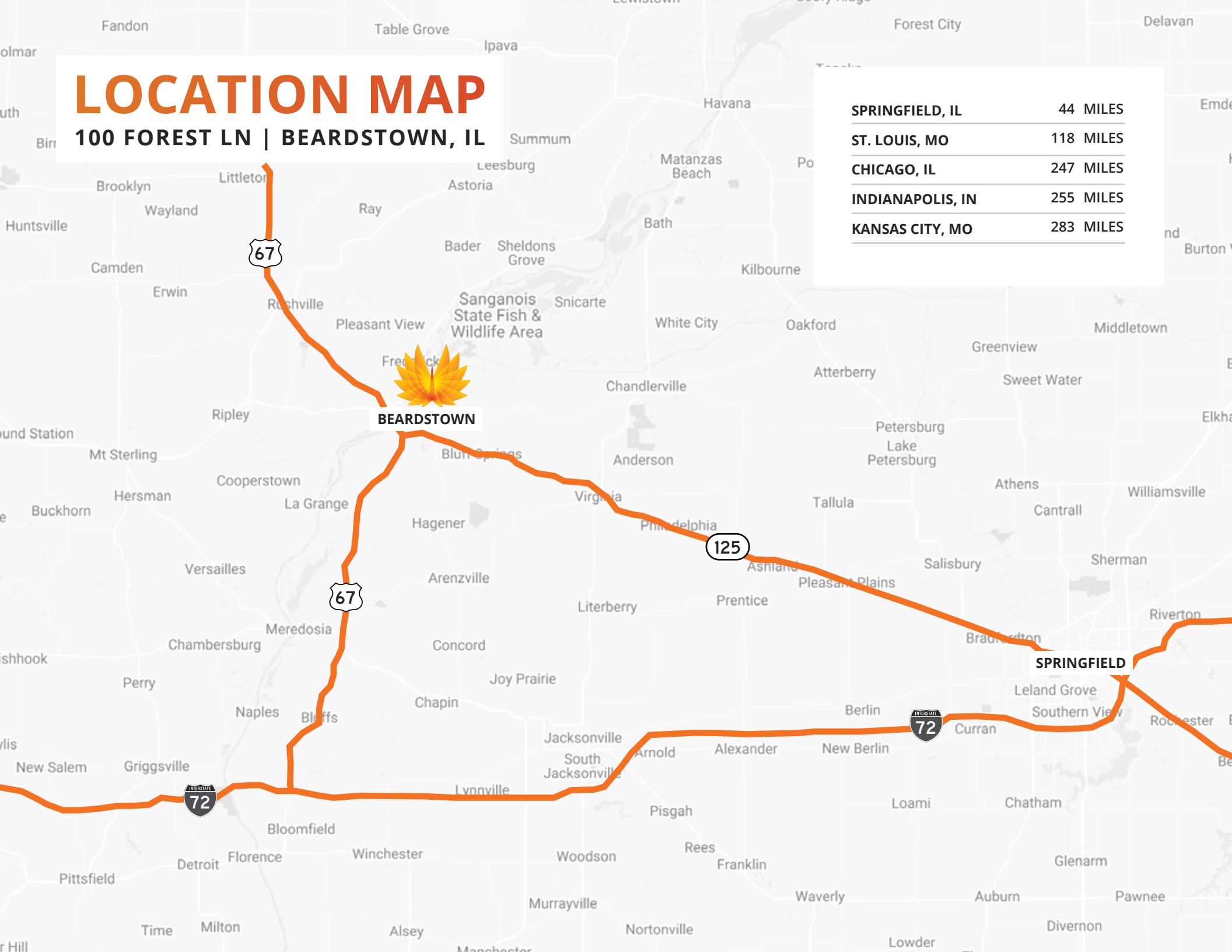


NUMBER	SPACE DESIGNATION	SQUARE FEET
1	WAREHOUSE	+/- 65,967 SF
2	OFFICE	+/- 4,033 SF
3	STORAGE SHED	+/- 800 SF
TOTAL		+/- 70,800 SF



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