



For Sale or Lease

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3750 Industrial Dr, Carlyle, IL  
Manufacturing/Distribution Facility  
Available for Sale or Lease

- Located off of County Rd 1500 N & IL Route 127
- 15 miles south of I-70 & 20 miles north of I-64
- 119,400 SF available for immediate occupancy
- Extremely limited availability in the region
- Full ESFR Sprinkler System throughout
- High bay 18' - 24' clear heights
- Ample power (1200 amps, 480v 3 Phase)
- Situated on 19.2 acres, plenty of room for outdoor storage/ expansion potential

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## Property Highlights

Address: 3750 Industrial Dr, Carlyle, IL 62231

PID: 08-07-01-400-012

Building SF: Warehouse: 114,600 SF  
Office: 4,800 SF  
119,400 Total SF

Site Size: 19.2 acres

Year Built: 1990

Loading: 4 - 8'x8' truck dock doors  
3 - 10'x8' drive-in doors

Fire Suppression: ESFR wet pipe sprinkler system

HVAC: 

- Warehouse: heated and climate controlled in portions
- Office: Heat and AC

Lighting: Fluorescent & LED

Clear Height: 18' - 24'

Power: 1200 amps, 220/480 voltage, 3 phase

Construction: Mixed, Exterior - Block, Steel, Metal

Roof: Metal

Floor: 6" reinforced concrete

Parking Spaces: 30 (rock surface)

2023 Property Tax: \$53,600

Lease Rate: \$2.95/SF NNN

Sale Price: \$2,995,000 (\$25.08/PSF)





# Property Photos







# Location Overview

## Clinton County



36,587 (2024)

Population



68% of population  
between ages 19-75

Workforce



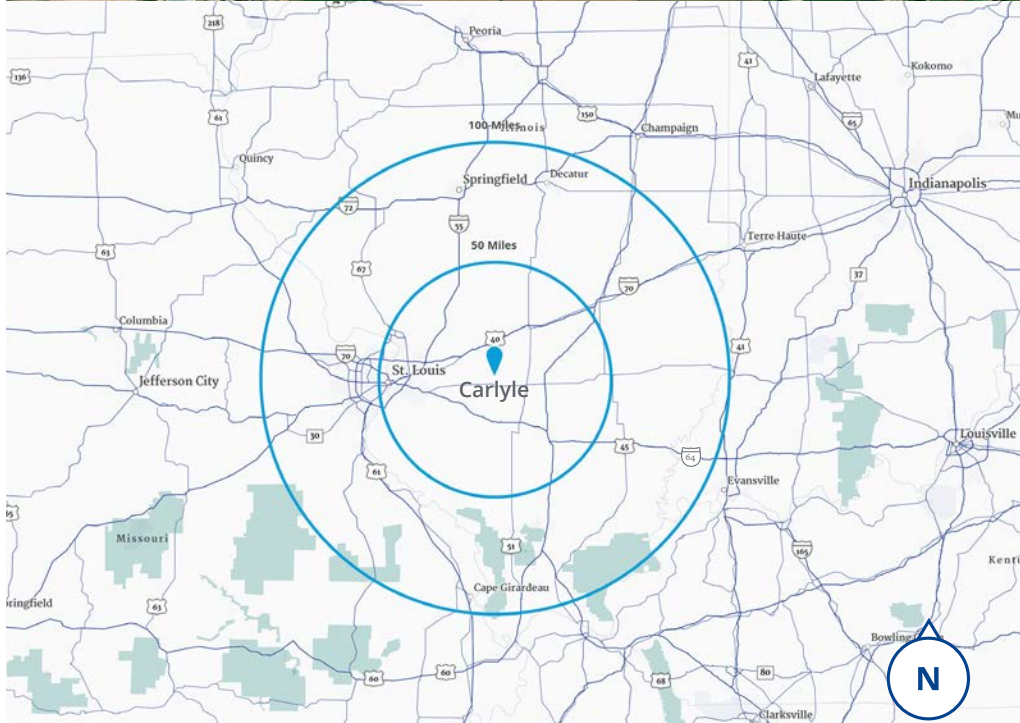
\$84,106 (2024)

Median  
Household  
Income



1,382 (2024)

Businesses



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