

INDUSTRIAL WAREHOUSE SPACE

# FOR SUBLEASE

1010 BREWBAKER DRIVE  
ST. ELMO, ILLINOIS



SIZE (SQ.FT.)

±755,160

CLEAR HEIGHT

40'

YEAR BUILT

2018

JLL

1010 BREWBAKER DRIVE

# ONE-OF-A-KIND

Strategically located at the I-70 and I-57 crossroads, 1010 Brewbaker Dr. delivers fully improved distribution center space available for immediate occupancy. The property offers a rare turn-key solution for users seeking speed to market and cost efficiency in one of the Midwest's most strategic logistics corridors.

## HIGHLIGHTS

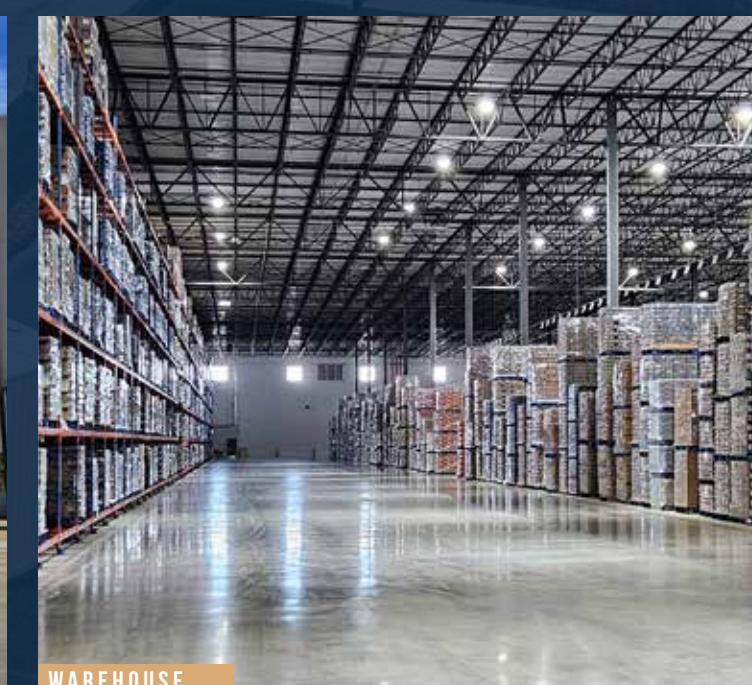
 **SUBLEASE (12/31/2033)**

 **AVAILABLE FOR IMMEDIATE OCCUPANCY**

 **FULLY IMPROVED FOR TURN-KEY DELIVERY**

 **FOOD GRADE IMPROVEMENTS**

 **QUICK ACCESS TO INTERSTATES 70 AND 57  
EFFICIENT REACH TO ST. LOUIS, INDIANAPOLIS AND CHICAGO**

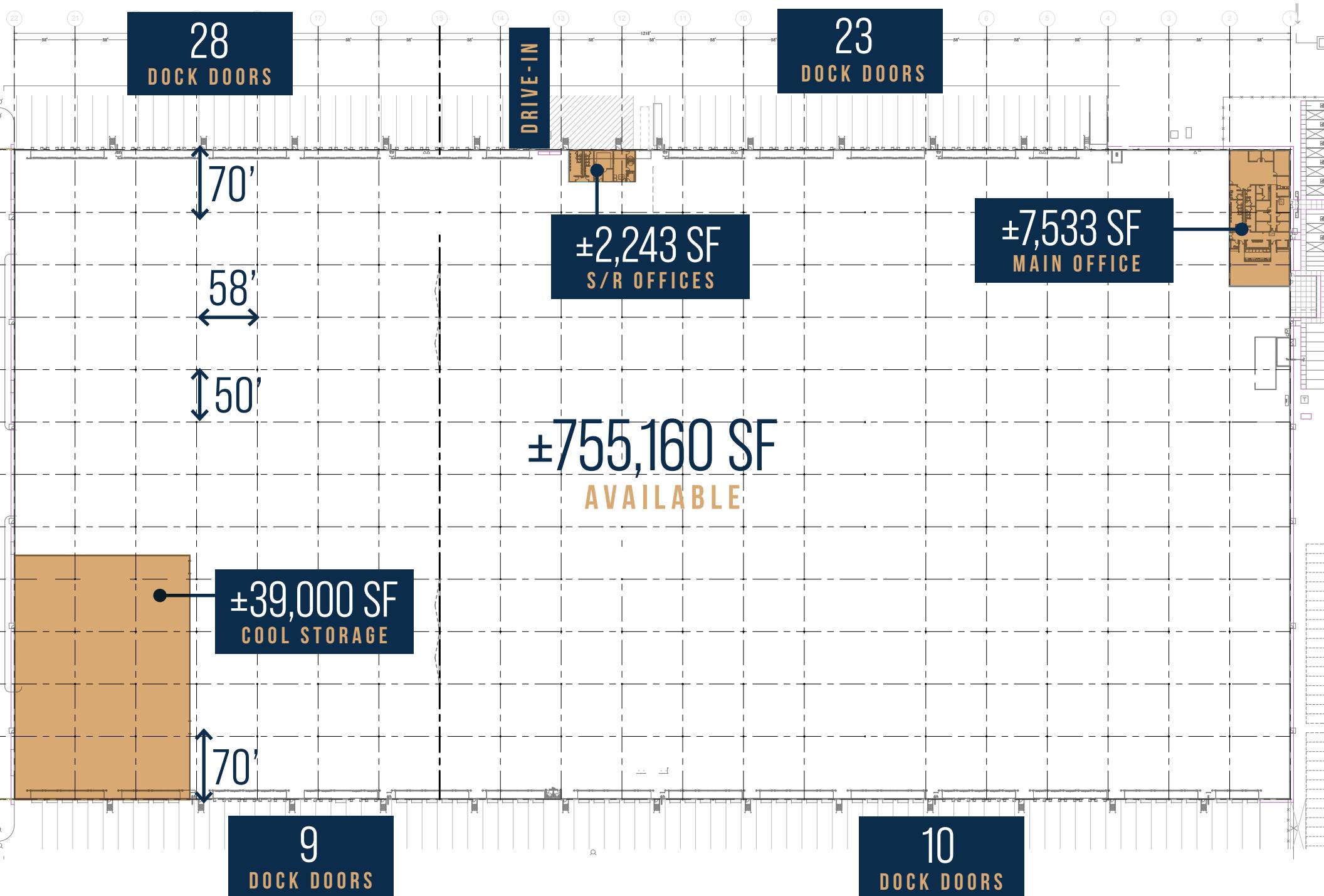


1010 BREWBAKER DRIVE

# FLOOR PLAN & SPECS

## BUILDING SPECS

- $\pm 755,160$  SF
- 40' clear height
- 3,000amp/ 480/277V/ 3-Phase main power
- 620'd x 1,218'w bldg. dimensions
- 58'w x 50'd (60' speed bays)
- 70 dock positions w/ vertical storing levelers
- 1 drive-in door (14'w x 16'h)
- 200 trailer stalls
- 135' - 185' truck courts
- Fenced and secured truck courts
- Guard house w/ 8 in-bound truck queuing
- On-site scale



## STRATEGIC

# LOCATION

Strategically located in central Illinois at the I-70 and I-57 crossroads, 1010 Brewbaker Dr. provides exceptional regional and national connectivity. Its central location places the facility within **75 miles of St. Louis, 150 miles of Indianapolis and 210 miles of Chicago**, delivering efficient reach to multiple major Midwest markets.

## KEY REGIONAL OCCUPIERS

**Walmart**

**FedEx**

**SHERWIN WILLIAMS**

**EATON**

**RURAL KING**  
EST'D 1960  
AMERICA'S FARM & HOME STORE

**CATERPILLAR**

**BUNN**

**P&G**

**Continental**

## PROXIMITY

INTERSTATE 70  
**1.0 MI**

INTERSTATE 57  
**16.0 MI**

FEDEX GROUND  
**20.0 MI**



# CONTACT US

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