

INDUSTRIAL WAREHOUSE SPACE

FOR SUBLEASE

1010 BREWBAKER DRIVE
ST. ELMO, ILLINOIS



SIZE (SQ. FT.)

±755,160

CLEAR HEIGHT

40'

YEAR BUILT

2018



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



S/R OFFICE



CAFETERIA



WAREHOUSE



WAREHOUSE



DOCKS

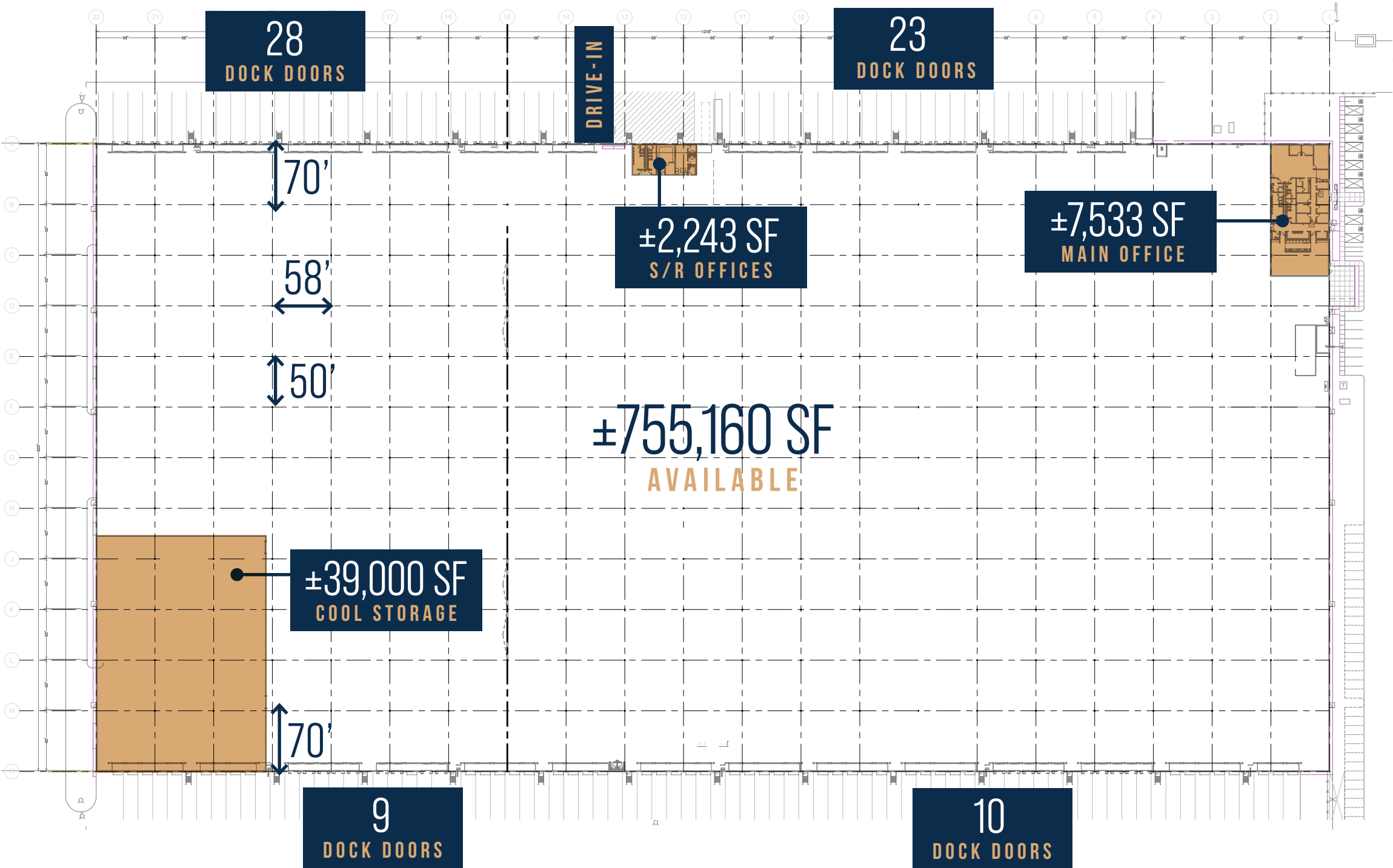


WAREHOUSE

FLOOR PLAN & SPECS

BUILDING SPECS

- ±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
- ±7,533 SF main office w/ staff breakroom and locker rooms
- - ±2,243 SF shipping/ receiving offices w/ restrooms
- 221 car parking
- ESFR fire suppression w/ onsite water tank
- TPO roof system
- LED lighting
- 6 HVLS fans
- Battery charging area
- ±39,000 SF cool storage room
- Back-up generator (diesel)



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







PROXIMITY

INTERSTATE 70

1.0 MI

INTERSTATE 57

16.0 MI

FEDEX GROUND

20.0 MI



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