

**FOR SUB  
LEASE**

**1000 Access Blvd.,  
Madison, IL 62060**

**THROUGH OCT 31, 2029**



**154,800 SF FOOD GRADE WAREHOUSE SPACE - WILL NOT DIVIDE**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

**Steve Zuber - SIOR, CCIM**  
Principal  
Office: (618) 277-4400 (Ext. 13)  
Cell: (314) 409-7283  
steve@barbermurphy.com

**Wayne Barber Jr. - SIOR**  
Principal  
Office: (618) 277-4400 (Ext. 11)  
Cell: (618) 593-4000  
wayne@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



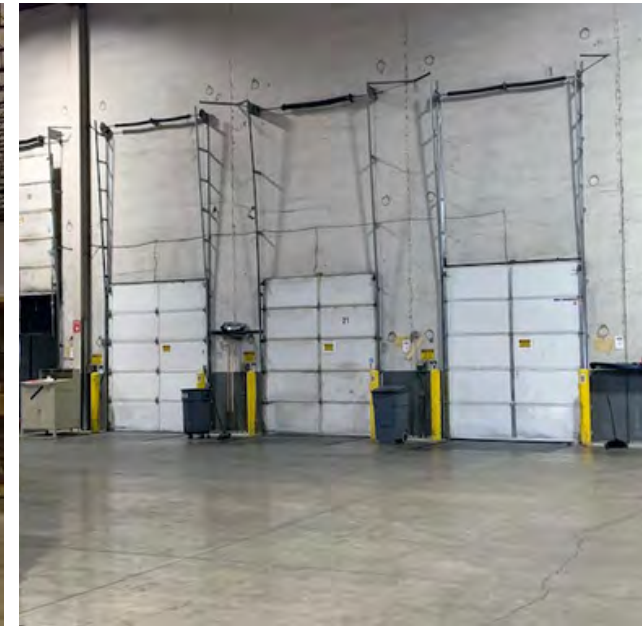
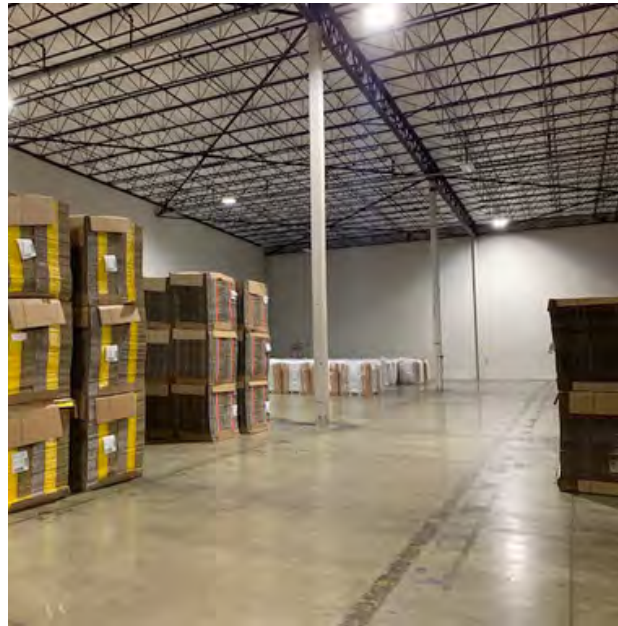
# AREA MAP / PROPERTY PHOTOS

1000 Access Blvd., Madison, IL 62060



## PROPERTY SUMMARY

- 154,800 SF for Sub-Lease
- 22 Dock Doors, 30' Height
- Dry Sprinkler System
- Food Grade



  
22  
DOCK DOORS

  
30'  
CLEAR HEIGHT

  
DRY  
SPRINKLER  
SYSTEM

  
I-64 & I-70

# INDUSTRIAL PROPERTY SUMMARY

1000 ACCESS BLVD

## LISTING #

70

## LOCATION DETAILS:

Parcel #: 21-1-19-26-00-000-001.002  
County: IL - Madison  
Zoning: Industrial - City of Madison

## PROPERTY OVERVIEW:

Building SF: 154,800  
Office SF: 4,800  
Warehouse SF: 150,000  
Min Divisible SF: 154,800  
Max Contig SF: 154,800  
Lot Size: 6.43 Acres  
Frontage: 586  
Depth: 480  
Parking Spaces: 50  
Parking Surface Type: Concrete  
Archeological: No  
Environmental: No  
Survey: No

## STRUCTURAL DATA:

Year Built: 1990  
Clear Ht Min: 30'  
Clear Ht Max: 30'  
Bay Spacing: 50'x50'  
Construction Type: Concrete Tilt Up, Concrete  
Roof: Flat/Membrane  
Floor Type: Reinforced Concrete  
Floor Thickness: 6"

## FACILITY INFORMATION:

Heat: Warehouse  
AC: Office  
Lighting: LED  
Sprinklers: Dry System  
Insulated: Yes  
Ventilation: Yes  
Compressed Air: No  
Restrooms Men: Yes  
Restrooms Womens: Yes  
Showers: No  
Floor Drains: No

## LOADING & DOORS:

# of Dock Doors: 22  
Dock Door Size: 10'x8'  
Dock Levelers: Yes  
# Drive In Doors: 1  
Drive In Door Size: 12'x12'

## TRANSPORATION:

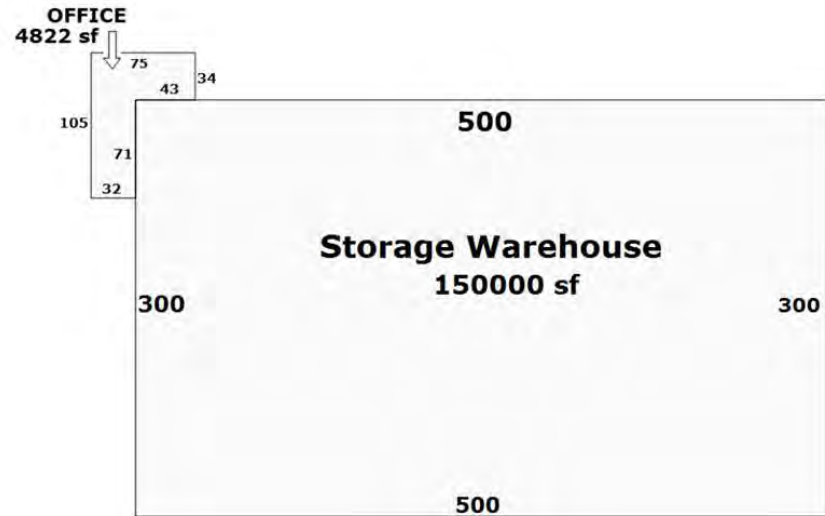
Interstate Access: 2.5 Miles to I-70 & 1/2 Mile to IL Rte 3  
Airport Access: Lambert International - 12 Miles  
Rail Access: Adjacent  
Rail Line: Terminal Rail  
Rail Status: Near by

## INDUSTRIAL PROPERTY SUMMARY PG 2

1000 ACCESS BLVD

### UTILITY INFO:

Water Provider:	IL American
Water Location:	On Site
Sewer Provider:	Metro East Sanitary
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	120
Voltage High:	480
Amps:	400
Phase:	3



### LEASE INFORMATION:

Lease Rate:	\$4.50 / SF
Lease Type:	NNN
NNN Expenses:	\$1.25

### Property Description

Tenant will Sublease 154,800 through October 31, 2029. Warehouse is 300' x 500' with 22 truck docks, 30' clear height and 50'x50' column spacing. 4,800 SF of office. Dry Sprinkler System. Food Grade

### TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	Yes
Opportunity Zone:	Yes
Foreign Trade Zone:	Yes

### FINANCIAL INFORMATION:

Taxes:	\$134,102.00
Tax Year:	2023