

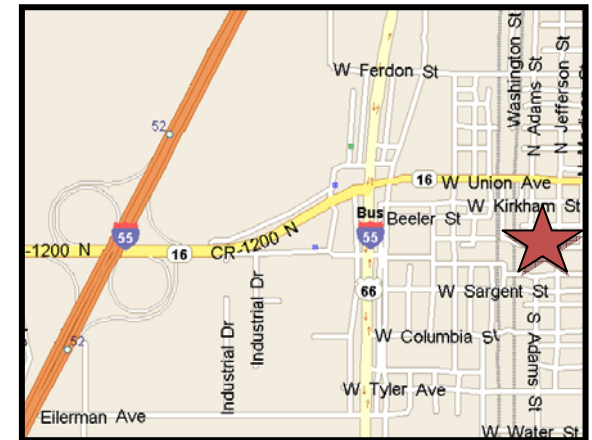
Sale or Lease

135,464 SF Warehouse / Light Mfg.



311 West Edwards Street Litchfield, IL 62056

- ◆ 96,312 SF Available for Lease, Will Divide
- ◆ 7,000 SF Office Space, 3.71 Acres
- ◆ 6 Truck Docks, 4 Drive-In Doors
- ◆ 1 Mile East of I-55, Exit 52
- ◆ Sale: \$825,000
- ◆ Lease: \$2.28 - \$6.00 per SF, Modified Gross



BARBERMurphy
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311 W. Edwards Street
Litchfield, IL 62056

UTILITY INFORMATION

Water Provider:	City of Litchfield	Service:	6" Main	Location:	Building
Sewer Provider:	City of Litchfield	Service:	15" Main	Location:	Building
Gas Provider:	Ameren IP	Service:	3" Main - 60 psi	Location:	Building
Electric Provider:	Ameren IP	Service:	12.47 kV Line	Location:	Building
AMPS:	1000	Phase:	3		
Low Volts:		High Volts:			
Telecom Provider:	Consolidated Communications	Service:	T-1 Line	Location:	Building

FACILITY INFORMATION

Clearance Min:	10'	Clearance Max:	20'
Bay Spacing:	Varies	Size:	Varies
Truck Dock:	6	Capacity:	35,000 lbs
Dock Levelers:	Yes	Size:	Varies
Drive-In Doors:	4	Heating:	Gas Heat
Cooling:	HVAC	Sprinklers:	
Insulated:	yes	Paved:	No
Yard:	Rock		
Extra Land:	No		
Rail:	NO		
Barge:	No		
Overhead Crane:	No	Size:	
Men's Restroom:	yes	Women's Restroom:	yes
Shower:	Yes		
Elevators	No		
Skylights:	Yes	Lighting:	Fluorescent
Parking:	20	Traffic Count:	
Compressed Air Lines:	Yes	Ventilation:	yes

Comments

Office / Warehouse / Lt. Manufacturing Facility. Zoning: Community Business District. 3.706 Acres with two buildings built in stages from 1905 to 1995. South Building: 68,904 SF, Divisible. North Building: 135,464 SF plus a 11,273 SF Mezzanine, Divisible. Conveyor connects the buildings. Located on two full city blocks, 1 mile east of I-55 and Route 16. Clear span space available in both buildings. Compressed air lines and Interior Docks available throughout facility. Listed Price: \$825,000 Lease Price: \$2.28 to \$6 PSF Modified Gross.

Listing Broker(s)

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