



AVAILABLE FOR LEASE

INDUSTRIAL | MANUFACTURING | WAREHOUSE
410 E LYERLA DRIVE | HERRIN, IL | 62948



410 East Lyerla Drive | Herrin, Illinois | 547,169±SF



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Opportunity. Execution. Value Creation.

Owned and managed by:
Phoenix Investors, LLC
401 E Kilbourn Avenue, Suite 201
Milwaukee, WI 53202

Jason Lennartz
414-312-6633
jlennartz@phoenixinvestors.com

SPACE FEATURES

- Recently renovated
- 11 cranes ranging from 1-50 tons
- Rail spur
- High efficiency T8 lighting



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PROPERTY DETAILS

| | |
|----------------------------|---|
| Building Size: | 547,169 SF |
| Floors: | 1 |
| Available Space: | 463,418 SF |
| Minimum Divisible: | 100,000 SF |
| Maximum Contiguous: | 463,418 SF |
| Warehouse Space: | 463,418 SF |
| Construction: | Roof: Rubber membrane Walls: Metal and masonry Floors: 6" Reinforced concrete |
| Year Built: | 1946-1973 - Renovated 2017 |
| Sprinklers: | 100% Wet |
| Parking: | 1,050+ Surface spaces |
| Land Area: | 36.48 Acres |
| Zoning: | I-1: General Industrial District |
| Parcel ID: | 02-30-288-001 02-29-107-010 02-29-151-001 |
| Clear Height: | 19-25' |
| Column Width/Depth: | 40x60' |
| Drive-In Doors: | 6 |
| Dock Doors: | 20 |
| Lighting: | T8 |
| Power: | Heavy power throughout |
| Rail Access: | Progressive Rail spur |
| Cranes: | 3 1-ton 2 2-ton 2 15-ton 2 10-ton 1 12-ton 1 50-ton |
| OpEx Estimate 2019: | \$0.34 |



FOR COMPLETE INFORMATION CONTACT:

✉ JLENNARTZ@PHOENIXINVESTORS.COM | ☎ (414) 312-6633

📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



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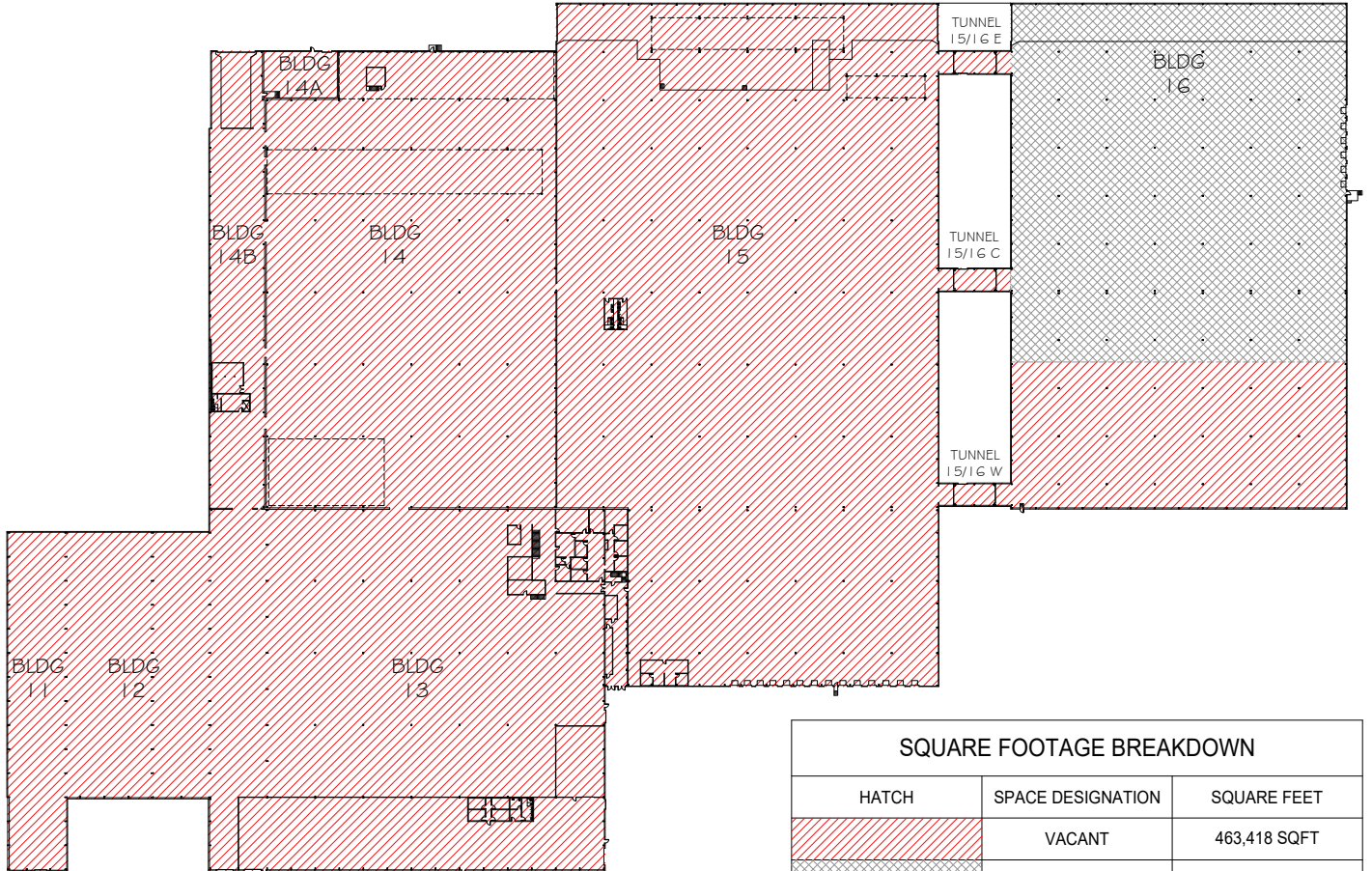
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SITE PLAN



| SQUARE FOOTAGE BREAKDOWN | | |
|--------------------------|-------------------|--------------|
| HATCH | SPACE DESIGNATION | SQUARE FEET |
| | VACANT | 463,418 SQFT |
| | EXISTING TENANT | N/A |

 1 FLOOR PLAN
SCALE: 1"=40'

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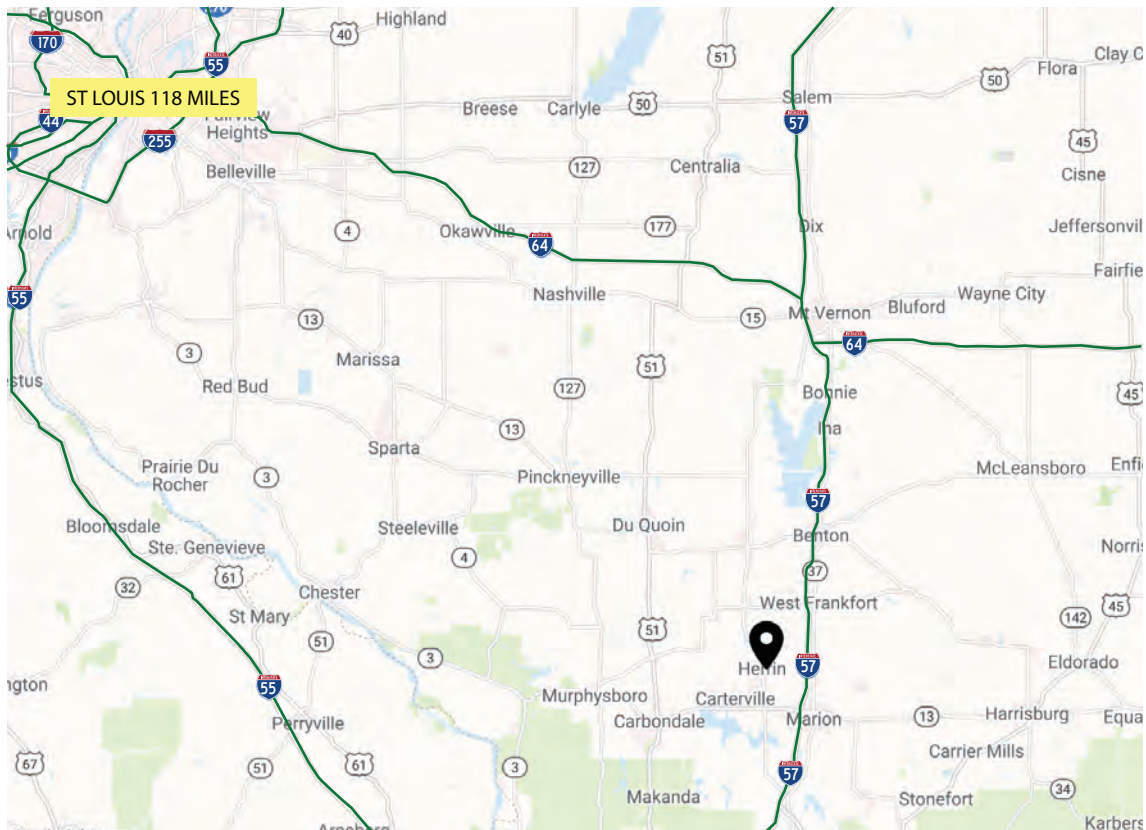
ADDITIONAL INFORMATION

Transportation: I-57: 5.5 miles
Veteran's Airport of Southern Illinois: 4.8 miles

Location: St. Louis: 86 miles
Nashville: 167 miles
Memphis: 192 miles

Major Employers: Penn Aluminum International
Com-Pac International
Intertape Polymer

LOCATION MAP



No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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