

FOR LEASE > 50,400-110,253 SF WAREHOUSE/MANUFACTURING SPACE

1200 West Niccum Ave., Effingham, IL 62401



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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 OVERVIEW



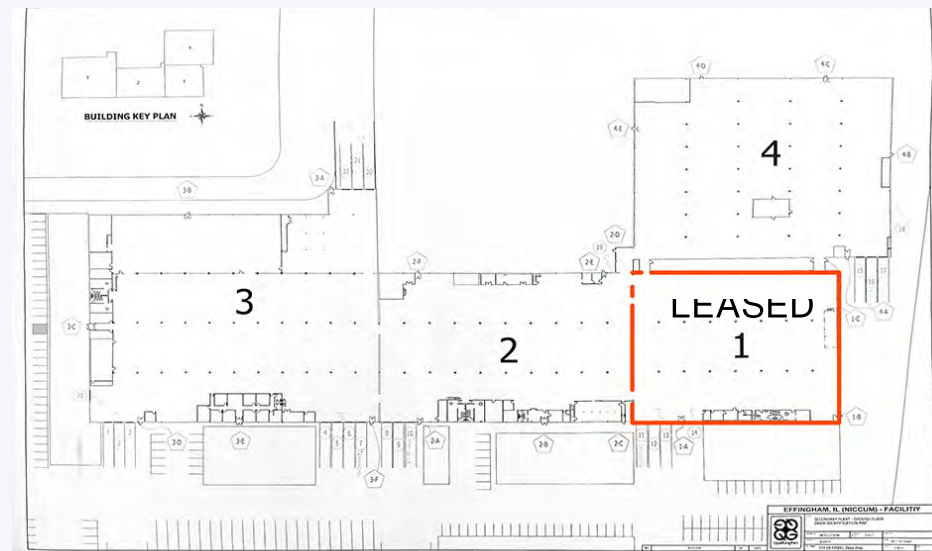
LOCATION SUMMARY

Located within Effingham's industrial park with quick access to (2) interstates (I-70 and I-57). Adjacent to Effingham Railroad, a shortline operator of 8 track miles, with connections to Canadian National and CSXT.

DEMOGRAPHICS - 5 MILE RADIUS

Population:	18,136
Median HH Income:	\$37,726
Housing (total units):	8,538

SECTION 1 - 40,320 SF - LEASED THRU 10/1/2026



STRUCTURAL DATA

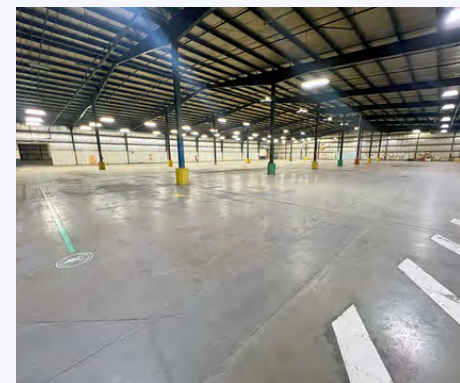
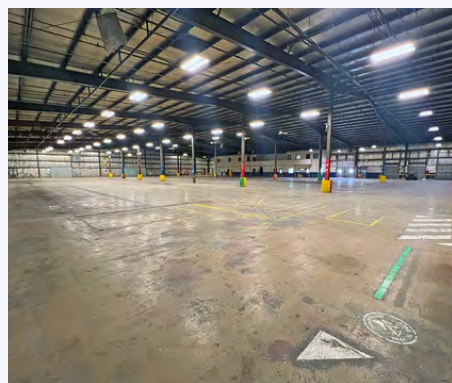
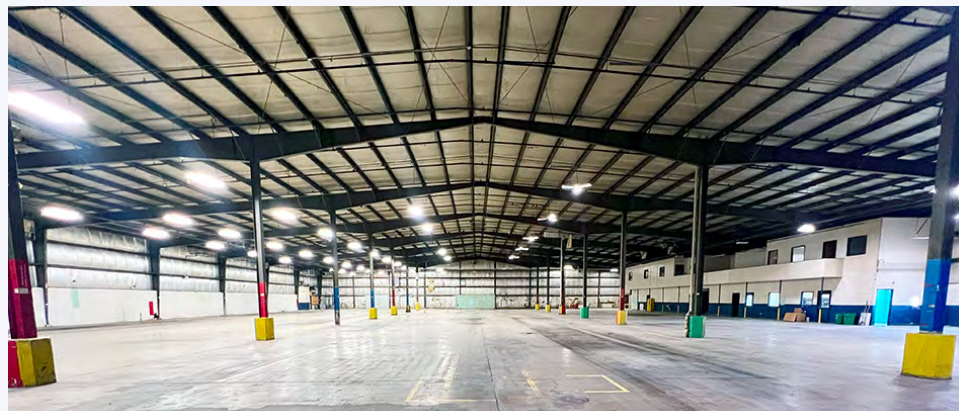
Section SF:	40,320 SF
Min-Max Clearance:	20' - 28'
Column Spacing:	25'x50'
Office Space:	First Floor: 1,521 SF Second Floor: 1,521 SF
Warehouse Space:	38,799 SF

FACILITY INFO

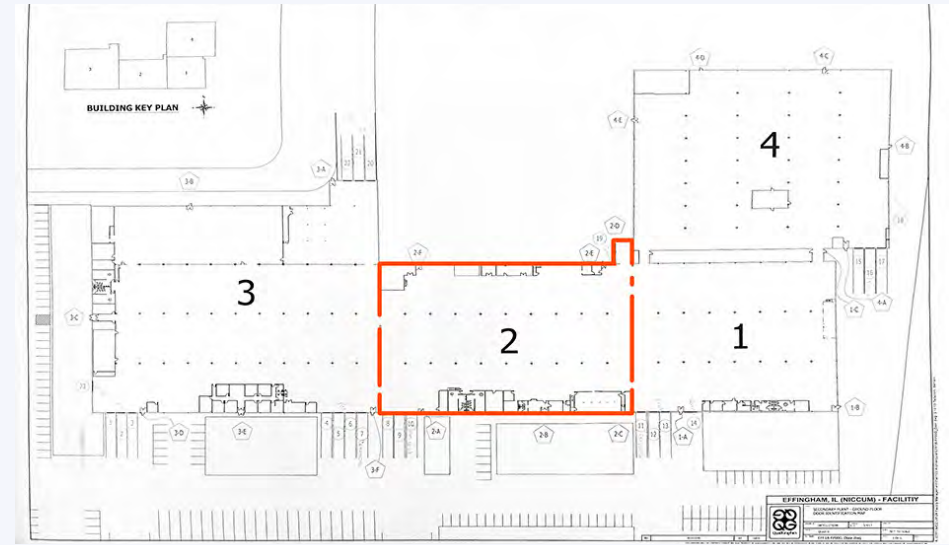
Dock Doors:	(3) 9'x10' with Levelers
Drive-in Doors:	(1) 12'x14'
Lighting:	LED
Sprinklers:	Wet Pipe System
Restrooms:	Yes

UTILITY INFO

Phase:	3 Phase
Volts:	480V
Amps:	13,000 AMP/2,000 kVA



SECTION 2 - 50,400 SF FOR LEASE



STRUCTURAL DATA

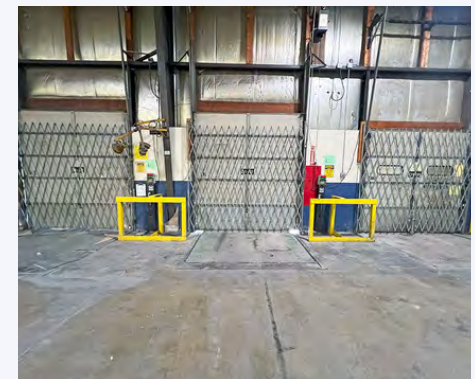
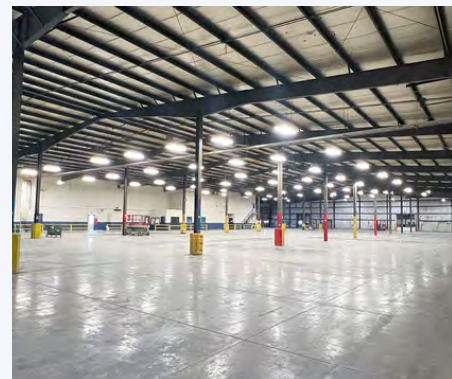
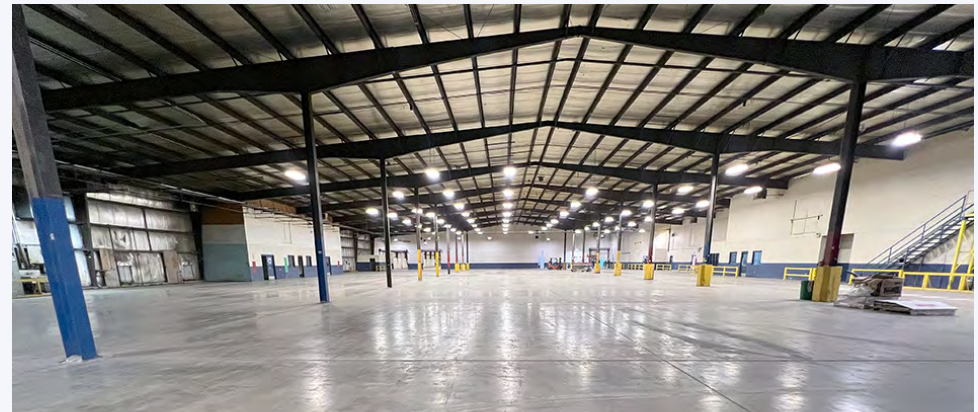
Section SF:	50,400 SF
Min-Max Clearance:	20' - 28'
Column Spacing:	25'x50'
Office Space:	7,611 SF
Warehouse Space:	42,789 SF

FACILITY INFO

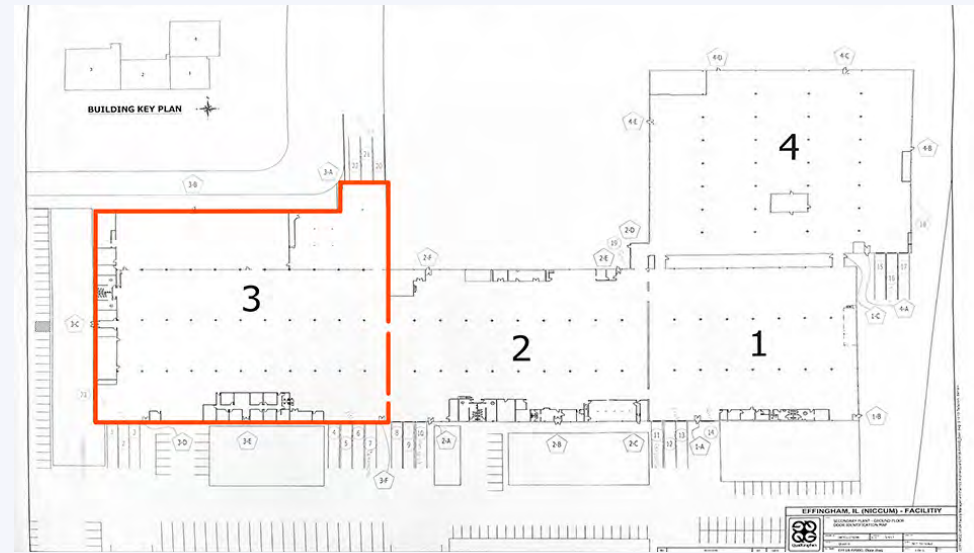
Dock Doors:	(3) 8'x8' with Levelers
Lighting:	LED
Sprinklers:	None
Restrooms:	Yes

UTILITY INFO

Phase:	3 Phase
Volts:	480V
Amps:	1,500 kVA



SECTION 3 - 83,397 SF LEASED THRU 12/31/2028



STRUCTURAL DATA

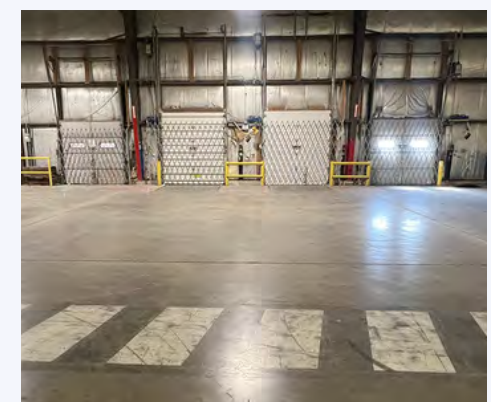
Section SF:	83,397 SF
Min-Max Clearance:	20' - 28'
Column Spacing:	25'x50'
Office Space:	5,656 SF
Warehouse Space:	77,741 SF

FACILITY INFO

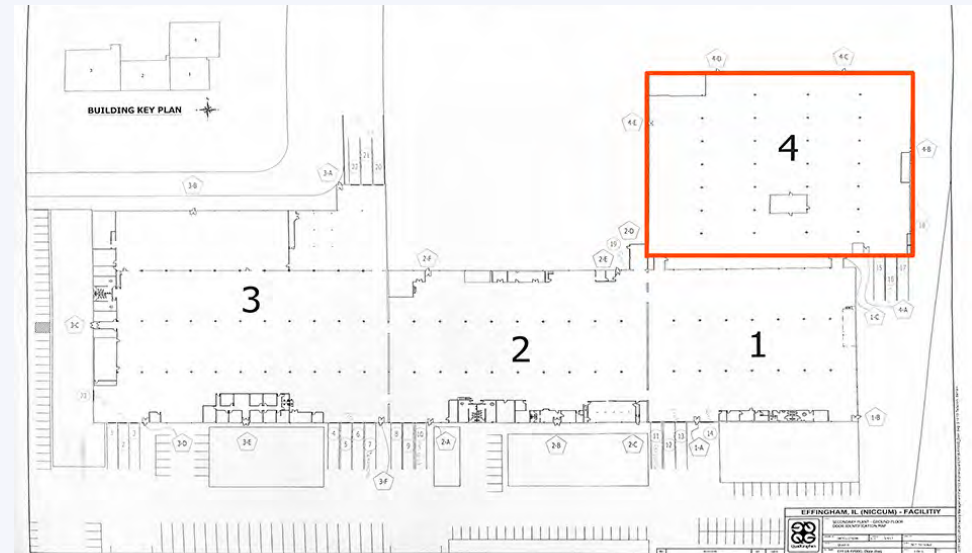
Dock Doors:	(6) 8'x10' with Levelers (4) 8'x8' with Levelers
Drive-in Doors:	(1) 12'x12'
Lighting:	LED
Sprinklers:	Wet Pipe System
Restrooms:	Yes

UTILITY INFO

Phase:	3 Phase
Volts:	480V
Amps:	1,500 kVA



SECTION 4 - 59,853 SF FOR LEASE



STRUCTURAL DATA

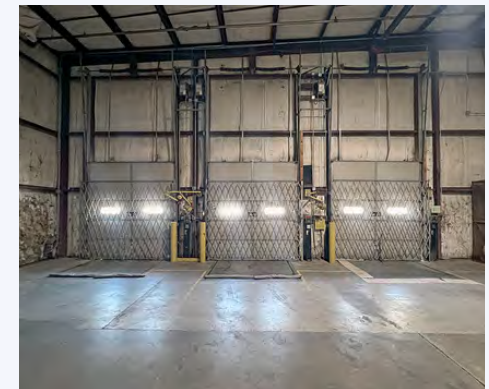
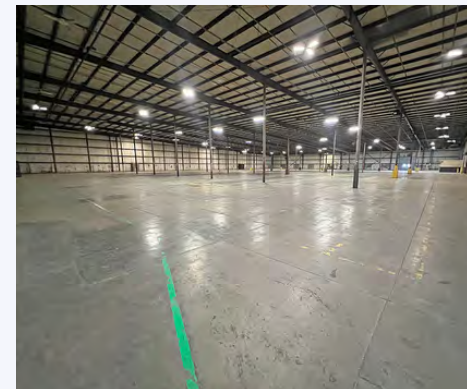
Section SF:	59,853 SF
Min-Max Clearance:	20' - 30'
Column Spacing:	25'x60'
Office Space:	400 SF
Warehouse Space:	59,453 SF

FACILITY INFO

Dock Doors:	(3) 9'x10' with Levelers & Dock Lights
Drive-in Doors:	(1) 14'x16'
Lighting:	LED
Sprinklers:	Wet Pipe System
Restrooms:	No

UTILITY INFO

Phase:	3 Phase
Volts:	480V
Amps:	2,000 kVA



INDUSTRIAL PROPERTY SUMMARY

1200 WEST NICCUM AVENUE

LISTING # 3138

LOCATION DETAILS:

Parcel #: 03-11-032-051
County: IL - Effingham
Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 233,970
Vacant SF: 110,253
Office SF: 8,011
Warehouse SF: 102,242
Min Divisible SF: 50,400
Max Contig SF: 110,253
Lot Size: 23.20 Acres
Frontage: 1080
Depth: 906
Parking Spaces: 56
Parking Surface Type: Concrete & Rock
Archeological: No
Environmental: Yes
Survey: Yes

STRUCTURAL DATA:

Year Built: 1977
Renovated: 2000
Clear Ht Min: 21
Clear Ht Max: 30
Bay Spacing: 25'x60' & 25'x50'
Construction Type: Steel
Roof: Metal & TPO
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Warehouse
AC: Partial Warehouse/Office
Lighting: Fluorescent, LED
Sprinklers: Wet Pipe System
Insulated: Yes
Ventilation: Yes
Compressed Air: Yes
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

of Dock Doors: 19
Dock Doors: (6) 9'x10', (7) 8'x8', (6) 8'x10'
Dock Levelers: Yes
Drive In Doors: 3
Drive In Door Size: (1) 14'x16', (1) 12'x14', (1) 12'x12'

TRANSPORATION:

Interstate Access: Close proximity to I-70 & I-57
Airport Access: 3 Miles to Effingham County Regional Airport
Rail Access: Adjacent
Rail Line: Effingham Rail Road

INDUSTRIAL PROPERTY SUMMARY PG 2

1200 WEST NICCUM AVENUE

UTILITY INFO:

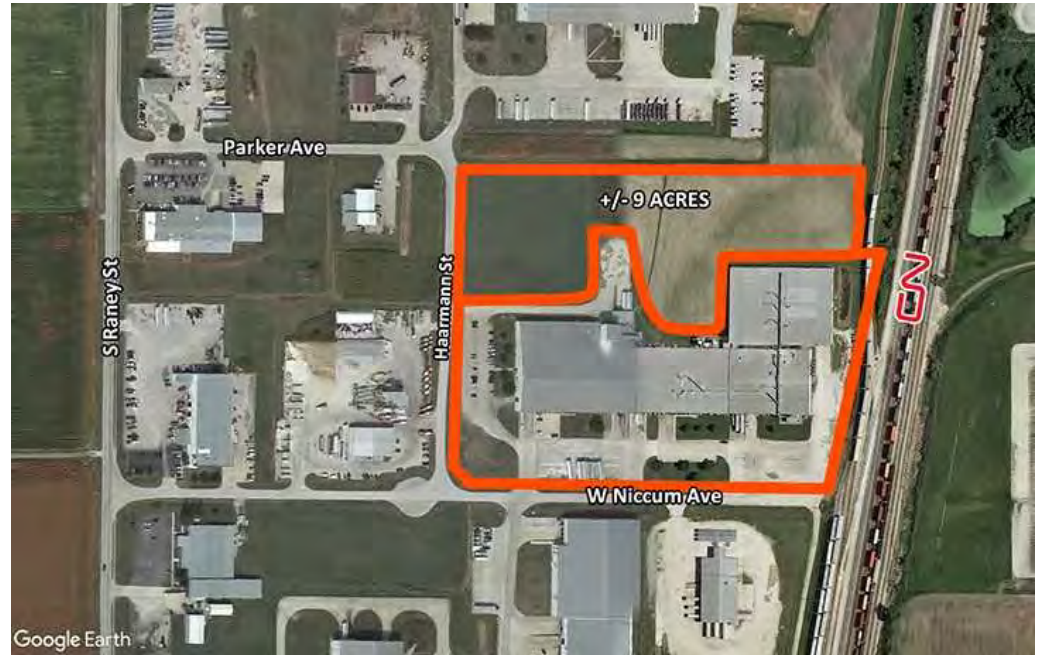
Water Provider:	City of Effingham
Water Location:	On Site
Sewer Provider:	City of Effingham
Sewer Location:	On Site
Gas Provider:	Ameren Illinois
Gas Location:	On Site
Electric Provider:	Ameren Illinois
Electric Location:	On Site
Voltage Low:	270
Voltage High:	480
Power:	7,000 KVA
Amps:	5000
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$57,230.00
Tax Year:	2023



SALE/LEASE INFORMATION:

Lease Rate:	\$4.00
Lease Type:	NNN
NNN Expenses:	\$1.38

PROPERTY DESCRIPTION:

Former Quad Graphics printing plant closed in 2023. Facility is subdivided into 4 sections that have utilities separately metered and each section has specific access points. Heavy power is located in each section. There are roughly 9 acres of farm ground adjacent to the property that can be developed for additional needs. Property is located to the Effingham Railroad with connections to the CN and CSX. A rail spur could be added that connects to the Effingham Railroad. please contact broker for pricing.