

FOR SALE
-AND-
OR LEASE

2708 Merchant St.,
Marion, IL 62959



16,300 SF INDUSTRIAL WAREHOUSE WITH EXPANDABLE OUTDOOR STORAGE

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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 MAP

2708 Merchant St., Marion, IL 62959



LOCATION OVERVIEW

Located just 1.5 miles from I-57, this facility offers rapid access to Southern Illinois, St. Louis, Paducah, Evansville, and Interstate freight corridors, making it ideal for regional distribution and service operations.

PROPERTY PHOTOS & INFORMATION

2708 Merchant St., Marion, IL 62959

EXTERIOR



DOCK DOORS



WAREHOUSE



WAREHOUSE



WAREHOUSE FEATURES

- 16,300 SF clear-span warehouse
- 14'-16' clear heights
- Heated & insulated warehouse space

LOADING

- (2) dock-high loading doors - 10' x 8'
- (2) drive-in doors:
 - (1) 14' x 12'
 - (1) 12' x 12'

CUSTOM OFFICE BUILD-OUT

- Lease Rate: \$6.50/SF, NNN (As-Is)
- Contact broker for build-to-suit office proposal

OUTDOOR STORAGE

- Up to 1 additional acre available
- Can be improved with rock surfacing and fencing
- Ideal for equipment, trailers, or material storage

INDUSTRIAL PROPERTY SUMMARY

2708 MERCHANT ST

LISTING # 3280

LOCATION DETAILS:

Parcel #: 06-15-426-007
County: IL - Williamson
Zoning: General Commercial

PROPERTY OVERVIEW:

Building SF: 16,300
Vacant SF: 16,300
Usable Sqft: 16,300
Warehouse SF: 16,300
Min Divisible SF: 16,300
Max Contig SF: 16,300
Lot Size: 1.50 Acres
Frontage: 314
Depth: 215
Parking Spaces: 15
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1985
Renovated: 2022
Clear Ht Min: 14
Clear Ht Max: 16
Bay Spacing: Clear Span
Construction Type: Steel, Wood Frame
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Warehouse
Lighting: LED
Sprinklers: None
Insulated: No
Ventilation: Yes
Compressed Air: No
Restrooms Men: No
Restrooms Womens: No
Showers: No
Floor Drains: Yes

LOADING & DOORS:

Dock Doors: 10'x8'
of Dock Doors: 2
Dock Levelers: Yes
Drive In Doors: 2
Drive In Door Size: 14'x12' & 12'x12'

TRANSPORATION:

Interstate Access: 1.5 to I-57

INDUSTRIAL PROPERTY SUMMARY PG 2

2708 MERCHANT ST

UTILITY INFO:

Water Provider:	City of Marion
Sewer Provider:	City of Marion
Gas Provider:	Ameren IL
Electric Provider:	Ameren IL
Voltage Low:	240
Voltage High:	440
Amps:	400
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$9,744.30
Tax Year:	2025



SALE/LEASE INFORMATION:

Sale Price:	\$750,000
Price / SF:	\$46.01
Lease Rate:	\$6.50/SF - AS-IS
Lease Type:	NNN

PROPERTY DESCRIPTION:

Rare opportunity to acquire a 16,300 SF clear-span industrial warehouse in Marion's primary industrial corridor. The property offers immediate functionality for manufacturing, distribution, contractor operations, equipment storage, or owner-user occupancy. With expandable outdoor storage, tenant improvement allowance for office build-out, and immediate access to Interstate 57 and Illinois Route 13, the asset provides flexibility rarely available in today's Southern Illinois industrial market.