

VANDALIA INDUSTRIAL II 60,000 SF INDUSTRIAL FACILITY

2602 West Randolph Street • Vandalia, IL 62471



**AVAILABLE
FOR SALE OR LEASE**



For More Information and Pricing Contact:

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property highlights

Building

Building Size	60,000 sf
Office	3,360 sf/2 story
Site Size	6.963 acres
Parking	30 spaces
Clear Height	21' clear
	24' at eaves
Floors	6" concrete
Roof	Standing seam
Electric	600 amp
Fire Suppression	Wet-ESFR
Lighting	T-8 fluorescent
Dock Doors	6
Drive In/Doors	2

Utilities

Gas	Liberty Utilities
Power	Ameren
Water	City of Vandalia
Sewer	City of Vandalia
Data	Wisper Internet and Clearwave
	Fiber Available



The Advantage

- Interstate visibility
- Excellent labor force, well poised for manufacturing and distribution.
- Located 1 hour from St. Louis.

