

FOR LEASE

50 Greenhill Rd
Eldorado, IL 62930



WAREHOUSE/OFFICE SPACE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

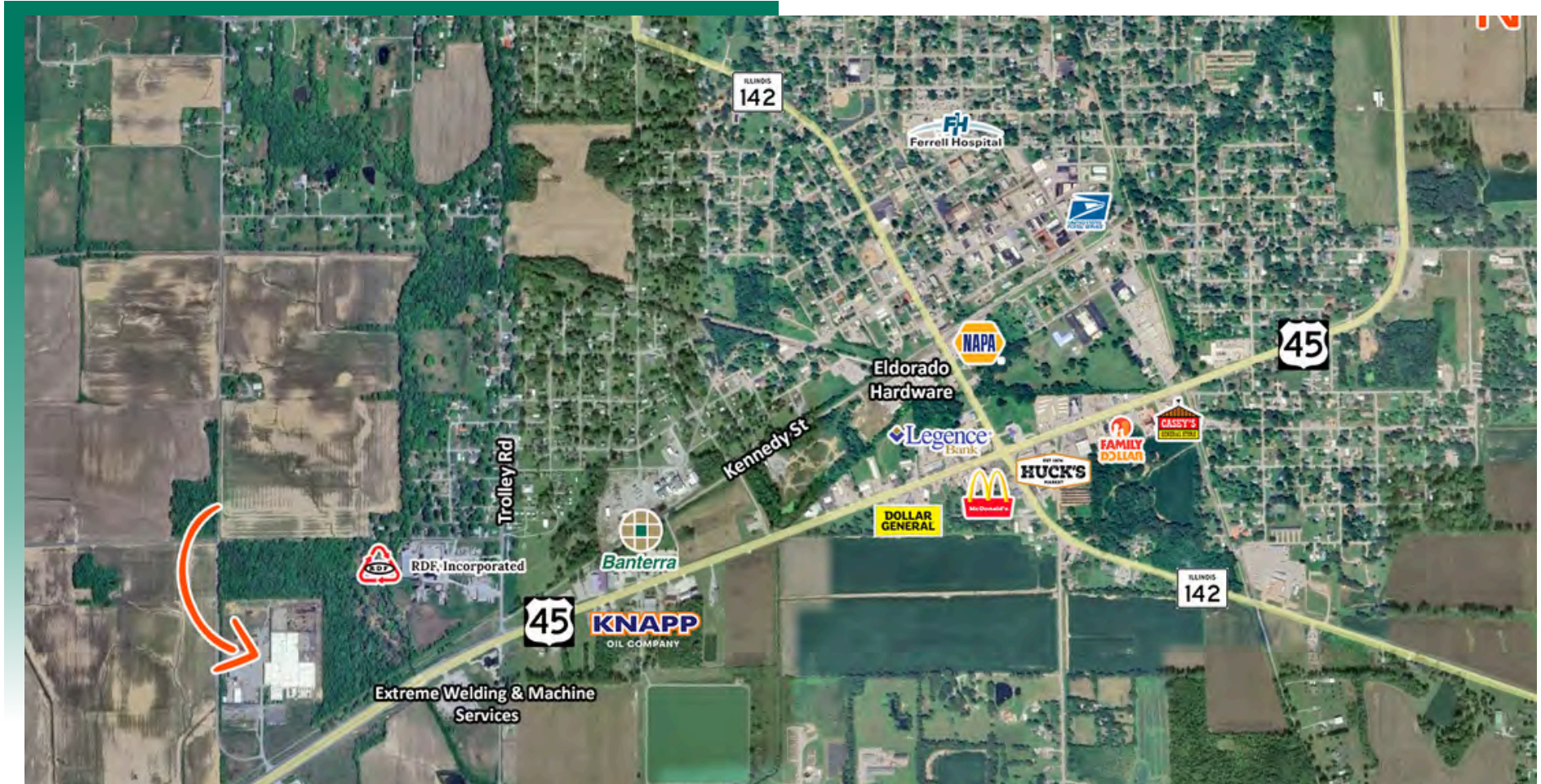
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AREA MAP

50 Greenhill Rd., Eldorado, IL

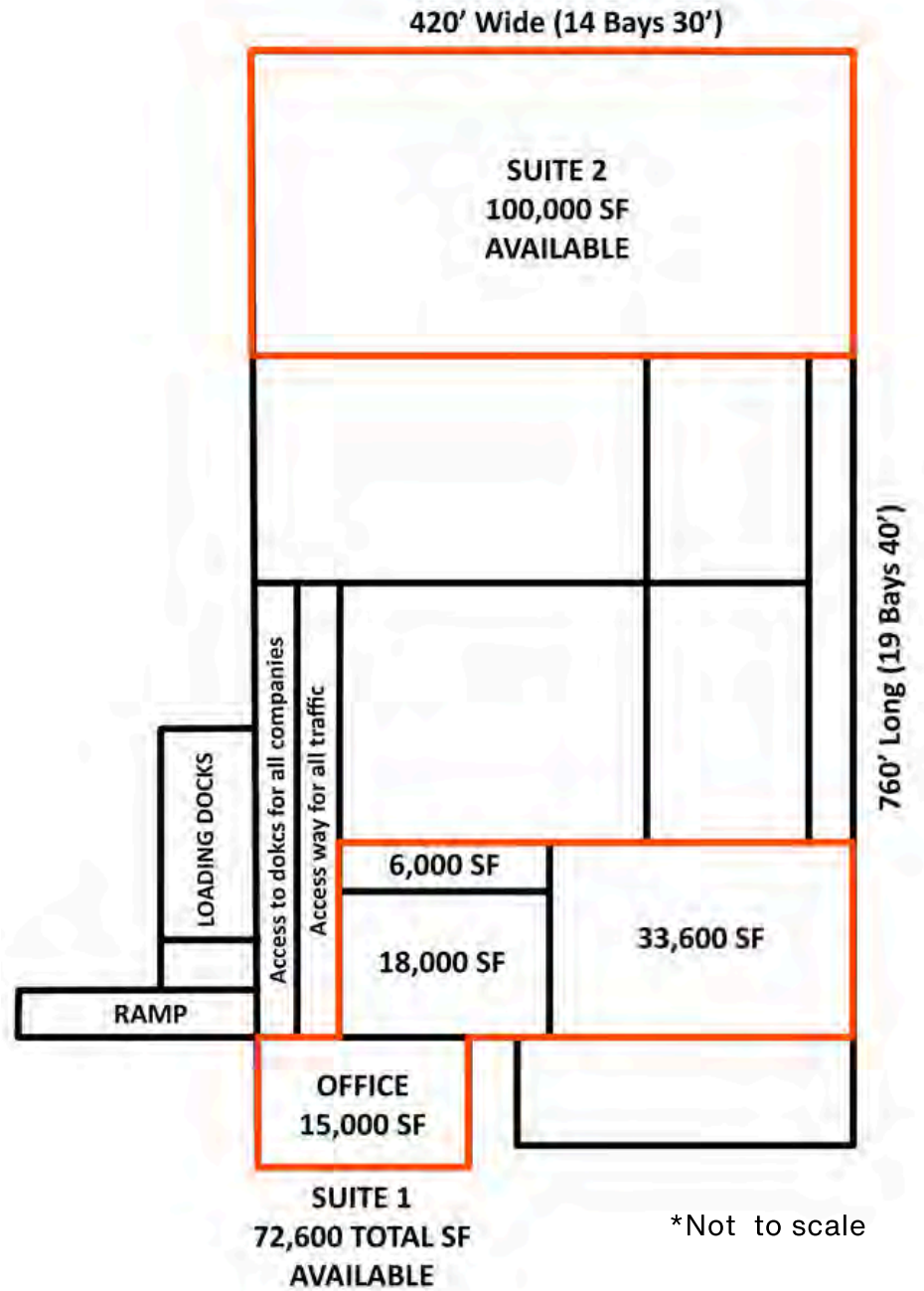
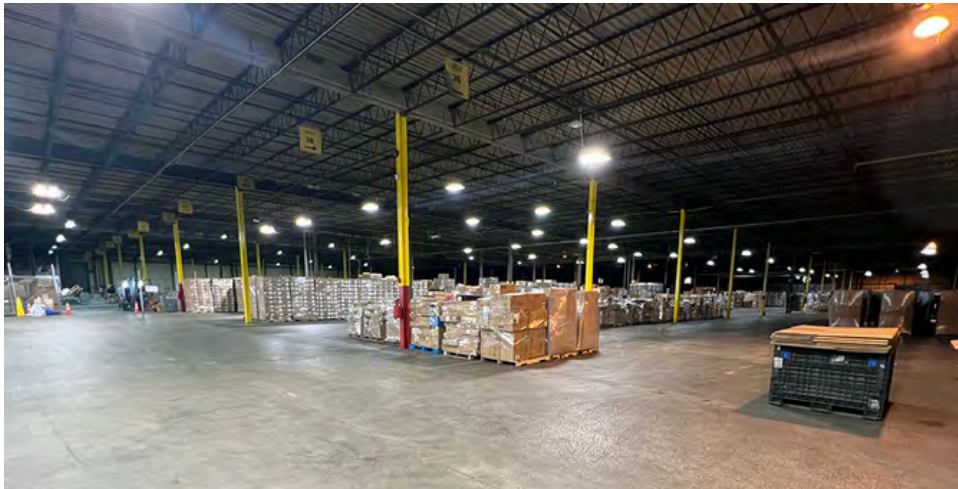


LOCATION OVERVIEW

Located 8 Miles to IL Rte 13 and 30 Miles to I-57.

IMAGES / FLOOR PLAN

50 Greenhill Rd., Eldorado, IL



INDUSTRIAL PROPERTY SUMMARY

50 GREENHILL ROAD

LISTING # 3090

LOCATION DETAILS:

Parcel #: 04-1-206-01
County: IL - Saline
Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 412,600
Vacant SF: 172,600
Usable Sqft: 172,600
Office SF: 15,000
Warehouse SF: 157,600
Min Divisible SF: 57,600
Max Contig SF: 172,600
Lot Size: 58.96 Acres
Frontage: 1113
Depth: 1917
Parking Spaces: 30
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: -
Renovated: 2024
Clear Ht Min: 20
Clear Ht Max: 20
Bay Spacing: 30'x40'
Construction Type: Concrete, Steel
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

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

LOADING & DOORS:

of Dock Doors: 26
Dock Door Size: (12)14'x12' & (14)8'x8'
Dock Levelers: Yes
Drive In Doors: 1
Drive In Door Size: Ramped Drive-In

TRANSPORATION:

Interstate Access: 8 Miles to IL Rte 13 & 30 Miles to I-57
Airport Access: N/A
Rail Access: No
Rail Line: N/A
Rail Status: N/A

INDUSTRIAL PROPERTY SUMMARY PG 2

50 GREENHILL ROAD

UTILITY INFO:

Water Provider:	Saline Valley Water
Water Location:	On Site
Sewer Provider:	City of El Dorado
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	
Voltage High:	480
Amps:	1000
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$29,872.24
Tax Year:	2023



SALE/LEASE INFORMATION:

Lease Rate:	\$2.75 / SF
Lease Type:	NNN

Property Description

57,600-172,600 SF of Warehouse/Office Space available for lease with the warehouse space consisting of 157,600 SF with (12) 14'x12' Interior recessed docks and (1) ramped drive-in door. Space is heated with a wet sprinkler system throughout facility and 20' clear height with 30'x40' column spacing. The office space is 15,000 SF with multiple private offices, conference rooms, and restrooms. Electric service is 3 phase / 1,000 amp / 480/240V.

100,000 SF is available finish to suit, allow 4 months for roof installation and mechanical improvements.

Landlord has the ability to expand drop lot up to 15 acres of rocked/secured space.