

# LSC COMMUNICATIONS MATTOON PLANT

6821 EAST COUNTY ROAD 1100 NORTH  
COLES COUNTY

FOR SALE



FOR MORE INFORMATION, CONTACT:

**DAVID PRIOLETTI**

+1 630 573 7092

david.prioletti@cbre.com

**CBRE**





## PROPERTY OVERVIEW

### POWER SERVING THE BUILDING [VOLTAGE/AMPERES]

- + 69kV stepped down to 13.1kV, at 13.3 MVA Outside Substation
- + 13.1kV stepped down to 480V, with 14 substations in a centralized mezzanine located inside facility
- + Facility is equipped with two (2) natural gas 480V, 3ph 120kw and 150kw emergency backup generators.

### AGE OF THE ROOF

- + 109,900 square feet of roof was replaced in 2013 over sections of east side of facility
- + All other areas of roof are of an unknown age

### TOTAL ACREAGE

- + 83.61 acres

### CEILING HEIGHTS

- + West side minimum is:
  - Under Joist - 18', 2"
- + West Side at South End minimum is:
  - Under Joist - 31', 5"
- + East side minimum is:
  - Under Joist - 26', 9"
- + Main Warehouse (east side) minimum is:
  - Under Joist - 28', 6"
- + Remote Warehouse (West side of Mfg Facility) minimum is:
  - Under Joist - 19', 10"

### AUTOMATED PALLET RACK AND RETRIEVAL -- CAPACITY OF PALLET STORAGE

- + (3) Aisles w/ 16,416 total storage spaces
- + (3) HK Cranes automated to service (3) aisles
- + 76 bays X 18 levels X 3 aisles X 2 deep (R and L)
- + 15 levels @ 53" and 3 levels @ 60" high loads

### EMPLOYEE PARKING

- + 794 total parking spaces in east parking lot.
- + 168 total parking spaces in north parking lot (including north of ASRS) not including ADA spaces.
- + 4 total ADA parking spaces in north parking lot

### TRAILER PARKING

- + Drop Lot West = 123
- + Drop Lot East = 61
- + West of North Dock (North of Sub Station) = 15
- + West of North Dock (South of Sub Station) = 7

### RAIL CARS ON SITE INSIDE AND OUT / RAIL PROVIDER

- + Rail cars can safely fit inside of the paper warehouse, Five 50' cars and Four 60' cars
- + Rail cars can safely fit on spur leading into the warehouse on Inbound track (used for full cars) can hold Twelve 50' cars. Our Outbound track (used for empties) can hold Eight 50' cars.
- + Rail cars can safely fit on the spur for by-products from crossing to crossing, it holds Four 50' cars and from crossing to Baler room dock door, Four 50' cars.
- + Rail cars can fit on the main spur outside of the gate near the crossing on the runaround next to the Main line can hold at least Seventeen 50' cars.







## NAMEPLATE INFORMATION

LSC DESIGNATION	BRAND	MODEL	SERIAL #	DATE	MAX. PRESSURE	NAT. GAS INPUT (BTU/HR.	HORSEPOWER	POUNDS/HR
Boiler 1	Cleaver Brooks	CB200-600	L-55684	1973	200	25,106,000	600	20700
Boiler 2	Cleaver Brooks	CB266-600	L-42741	1967	200	25,106,000	600	20700
Boiler 3	Cleaver Brooks	CB266-600	L-42742	1967	200	25,106,000	600	20700
Boiler 4	Cleaver Brooks	CB200-600	L-67540	1979	200	25,106,000	600	20700
Boiler 5	Cleaver Brooks	CB200-600	L-73074	1981	200	25,106,000	600	20700
Boiler 7	Cleaver Brooks	CB1200 800 200	OL101386	2001	200	32,658,500	800	27600

- + All Boilers run off 460 3-phase
- + Boilers 1-5: rated at 35.5 A with 42.5A minimum, 142A Max rating of circuit protection
- + Boiler 7: rated at 89A with 108A minimum, 356A Max rating of circuit protection

## DOCKS

- + 40 (30 at main building, 10 at 90k warehouse remote building)

- + Two elevators servicing the office areas
- + Main office, lower floor 12,000 sq.ft (est)
- + Main office, upper floor 12,000 sq.ft (est)
- + Remote Shop office areas and rooms lower level 10,800 sq.ft (est)
- + Numerous small offices located throughout the facility





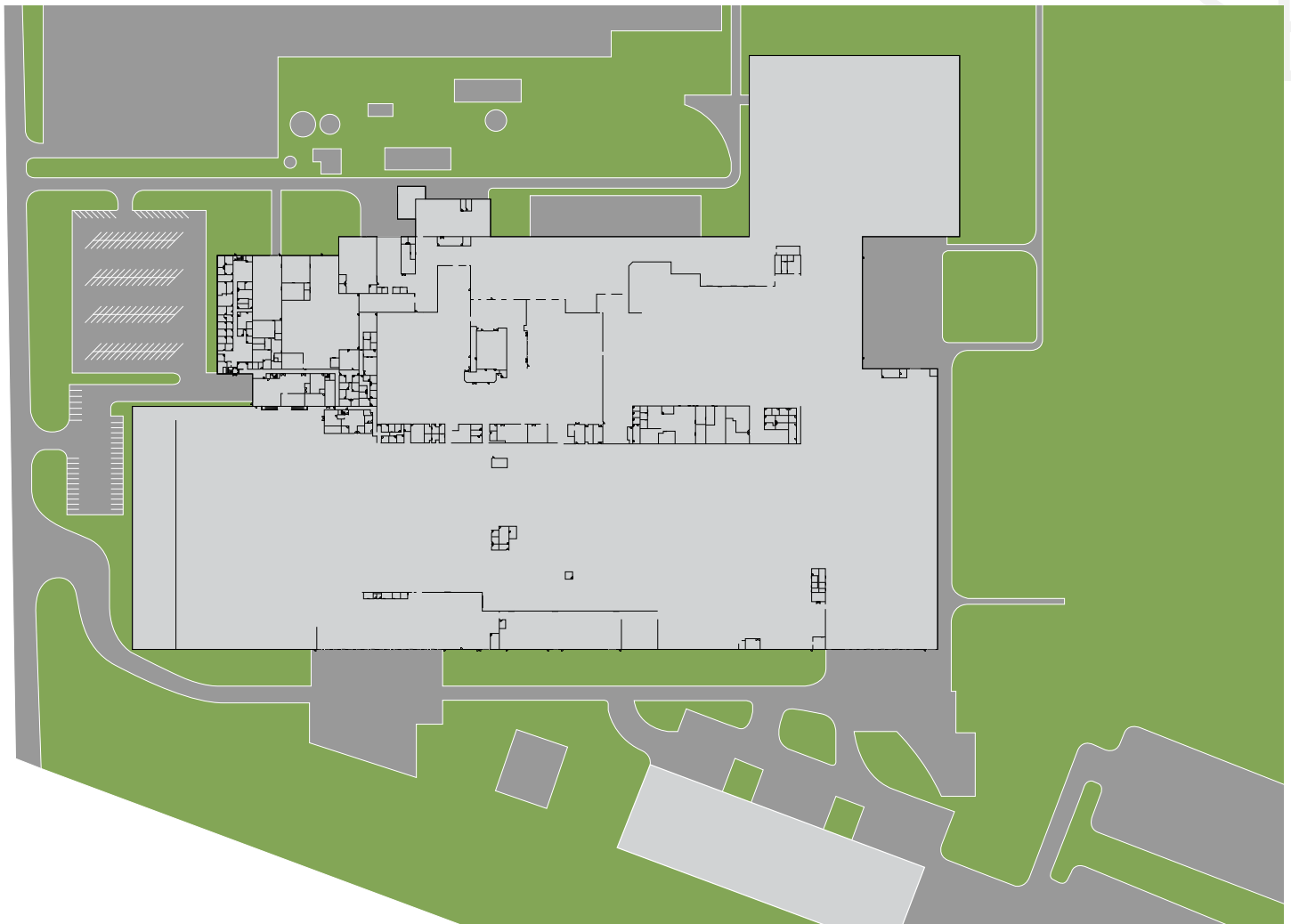
## LOCATION OVERVIEW







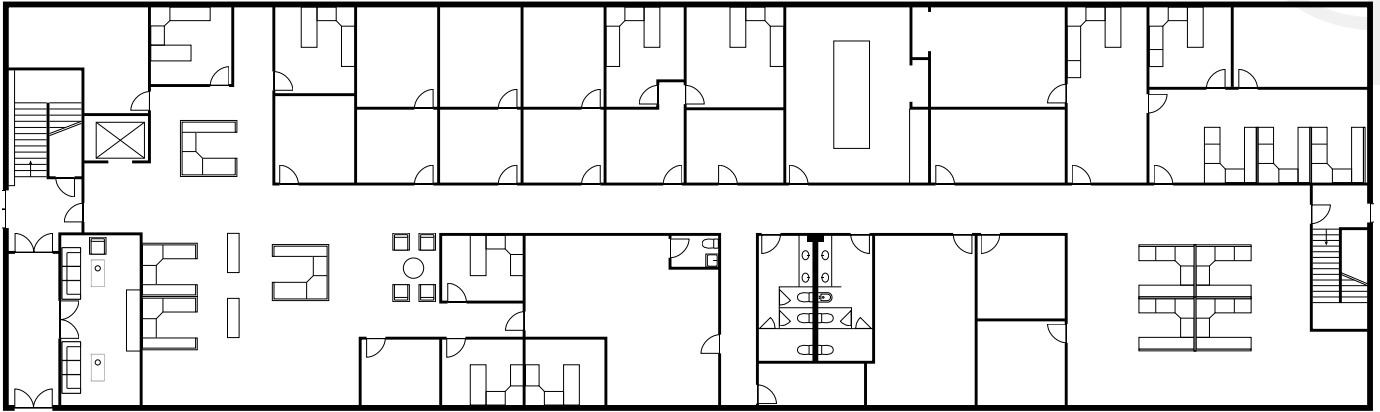
# SITE PLAN



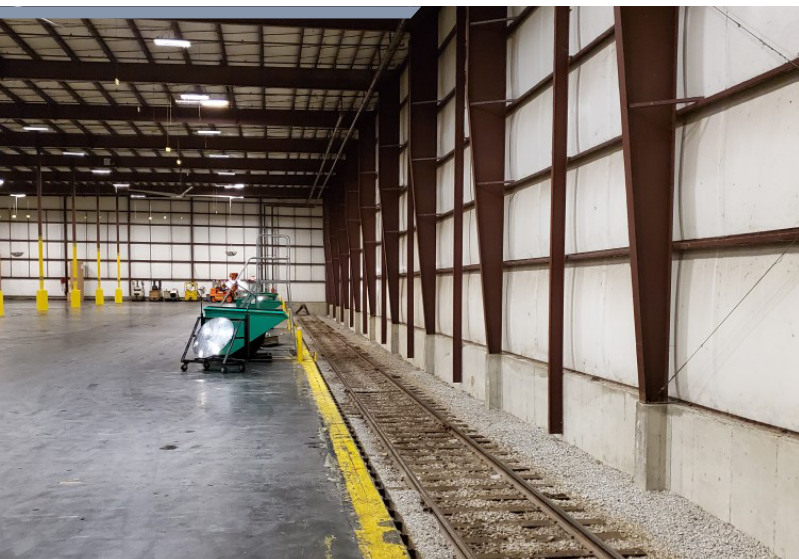
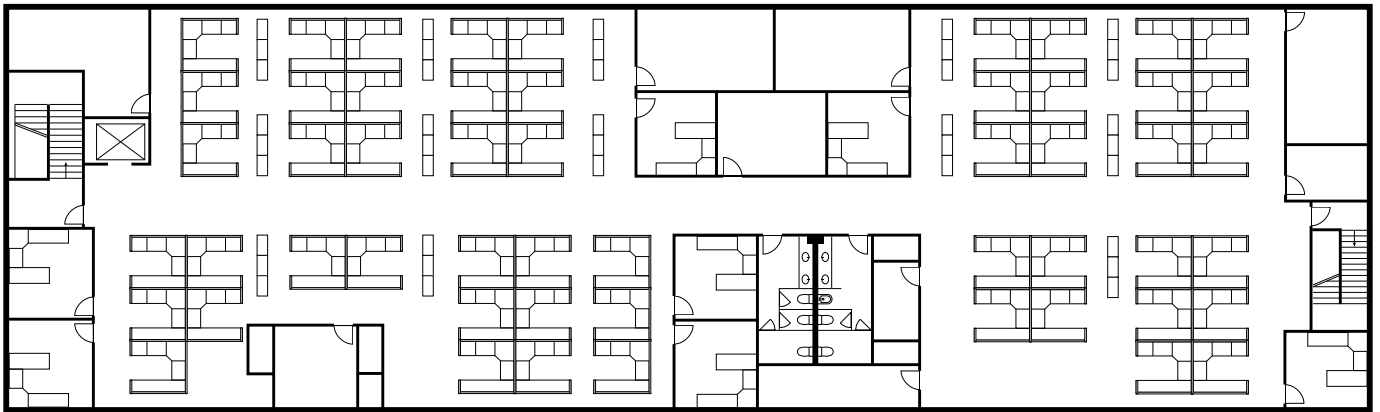


## FLOOR PLANS

FRONT OFFICE | FLOOR 1



FRONT OFFICE | FLOOR 2

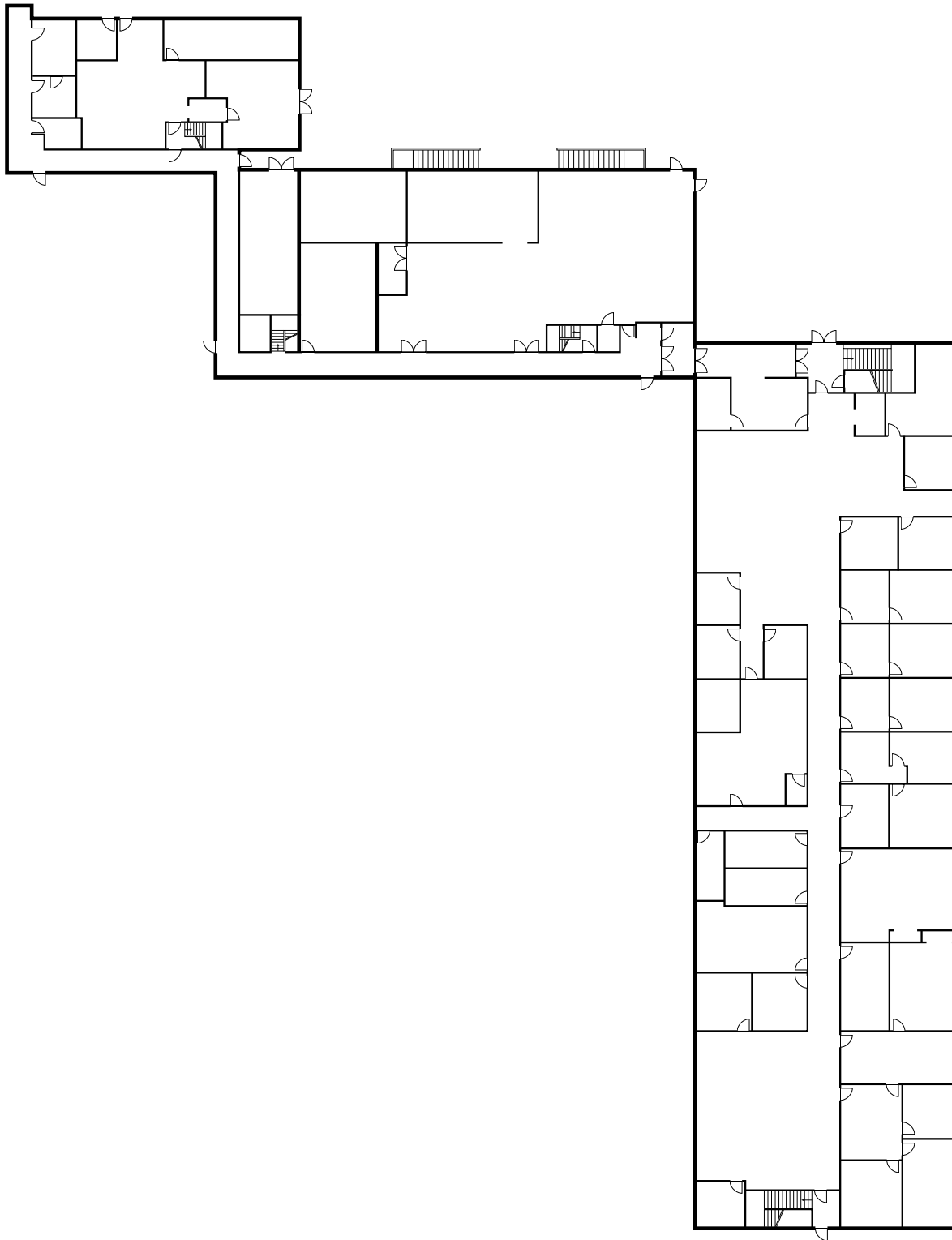






## FLOOR PLANS

FRONT OFFICE | FLOOR 1





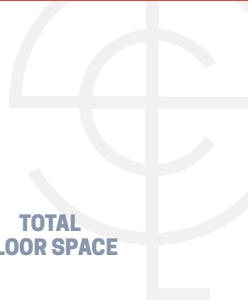
# AERIAL VIEW







## BUILDING EXPANSIONS



YEAR	DESCRIPTION	FIRST FLOOR	2ND FLOOR/ MEZZ-ANINE	TOTAL FIRST FLOOR	2ND FLOOR/ MEZZ-ANINE	TOTAL FLOOR SPACE
1967	Original Building	182,186	10,155	182,186	10,155	192,341
1970	Production Building Addition	16,384	-	198,570	10,155	208,725
1973	Square off front/back	81,000	-	279,570	10,155	289,725
1977	Production Building Expansion	69,632	4,096	349,202	14,251	363,453
1978	Square off south to col.	84,168	-	433,370	14,251	447,621
1981	Charter	143,384	14,208	576,754	28,459	605,213
1989	Storage Expansion	36,000	-	612,754	28,459	461,829
1991	South Addition line 13	21,120	-	633,874	28,459	662,333
1993	Southwest square off	24,797	-	658,671	28,459	687,130
1993	Storage Expansion	16,384	-	675,055	28,459	703,514
1994	Production Building Expansion	2,125	8,925	677,180	37,384	714,564
1994	North side expansion	71,040	-	748,220	37,384	785,604
1994	Office Expansion	11,940	11,940	760,160	49,324	809,484
1996	Southeast Storage Expansion	52,000	-	812,160	49,324	861,484
1998	South Mech. Mezz expansion	-	2,772	812,160	52,096	864,256
1999	North side expansion	54,000	-	866,160	52,096	918,256
2001	Production Building Expansion	128,600	-	994,760	52,096	1,046,856
1967	Production Building Expansion	4,400	-	4,400	-	4,400
1967	Fire Pump House	1,440	-	5,840	-	5,840
1967	Storage Building	800	-	6,640	-	6,640
1973	Production Building Expansion	350	-	6,990	-	6,990
1975	Morton Building	1,984	-	8,974	-	8,974
1993	Remote Warehouse	75,000	-	83,974	-	83,974
GRAND TOTAL				1,078,734	52,096	1,130,830

All figures are in  
square feet





FOR MORE INFORMATION, CONTACT:

**DAVID PRIOLETTI**

+1 630 573 7092

david.prioletti@cbre.com

**CBRE**



© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio\_March2020