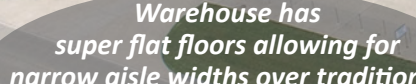


172,000 sq. ft. Manufacturing/Warehouse facility on ±12.60 acres in
MATTOON, ILLINOIS

Warehouse has super flat floors allowing for narrow aisle widths over traditional spacing for increased storage capacity.

12.60 acres

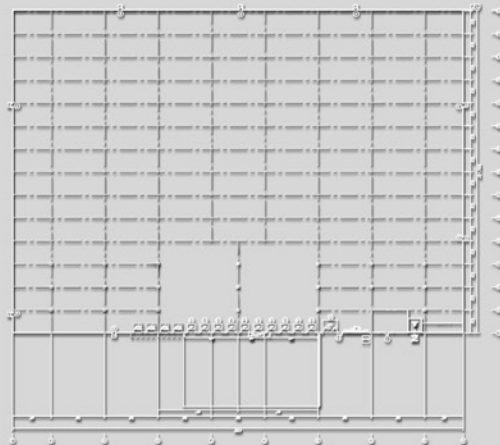
Future building addition



*Warehouse has
super flat floors allowing for
narrow aisle widths over traditional
spacing for increased
storage capacity.*

HIGHLIGHTS

- 6" reinforced concrete floor
- Pre-engineered metal panel walls with 4" insulation
- 24 gauge Galvalume standing seam roof
- Ceiling Heights 34'-37'
- Bay 60' x 25' and 88' x 25'
- T-5 lighting
- 1200 amps 277/480 volts 3-phase power service supplied by Ameren CIPS
- 4" and 2" gas lines supplied by Ameren CIPS
- 12" water main with 70 psi static
- 10" sewer line supplied by City of Mattoon
- ESFR sprinkler
- One 90+ 50,000 BTU high efficient furnace; four S1200 Cambridge direct gas-fired space heaters
- Five 48" sidewall prop fans complete with 5HP motor; five 72' x 72' motorized dampers complete with weather hood for intake air
- Ten 9' x 10' exterior docks with levelers, weather seals, locks, and lights; one insulated 16' x 14' overhead door; four future dock pits
- Close proximity to I-57



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