



FOR LEASE | **263,123 SF**
410 E LYERLA DR | **HERRIN, IL**

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PROPERTY HIGHLIGHTS



**RECENTLY
RENOVATED**



**RAIL SPUR
AVAILABLE**



**CONVENIENT
ACCESS TO I-57**



**IDEAL DISTRIBUTION
CENTER LOCATION**



**LAYDOWN YARD &
TRAILER PARKING
AVAILABLE**

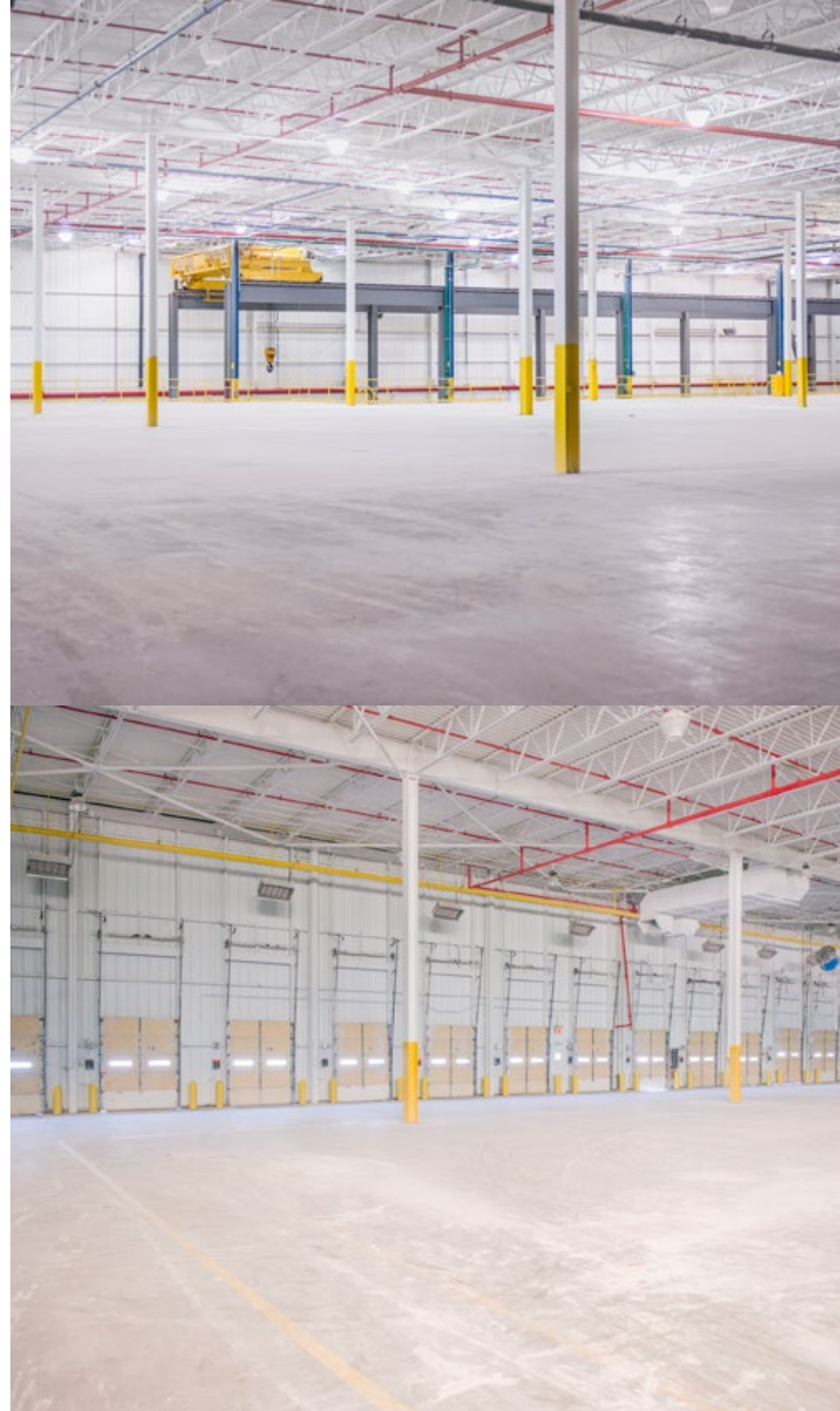


PROPERTY DETAILS

410 E LYERLA DRIVE | HERRIN, IL

AVAILABLE SPACE	22,702 SF (Immediately Available) 240,421 SF (Available 1/1/2026)
DOCK DOORS	14
DRIVE-IN DOORS	6
CLEAR HEIGHT	22' - 26' 6"
ROOF	TPO
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1980 - 1990 Renovation in Progress
FIRE SUPPRESSION	100% Wet
LIGHTING	T8
POWER	Heavy Power Throughout
PARKING	1,050+ Surface Spaces
LAND AREA	36.48 Acres
ZONING	I-1: General Industrial District
PARCEL ID	02-30-288-001 02-29-107-010 02-29-151-001
OPEX ESTIMATE	\$0.46/SF

[VIEW A VIDEO OF THIS PROPERTY](#)



FLOOR PLAN

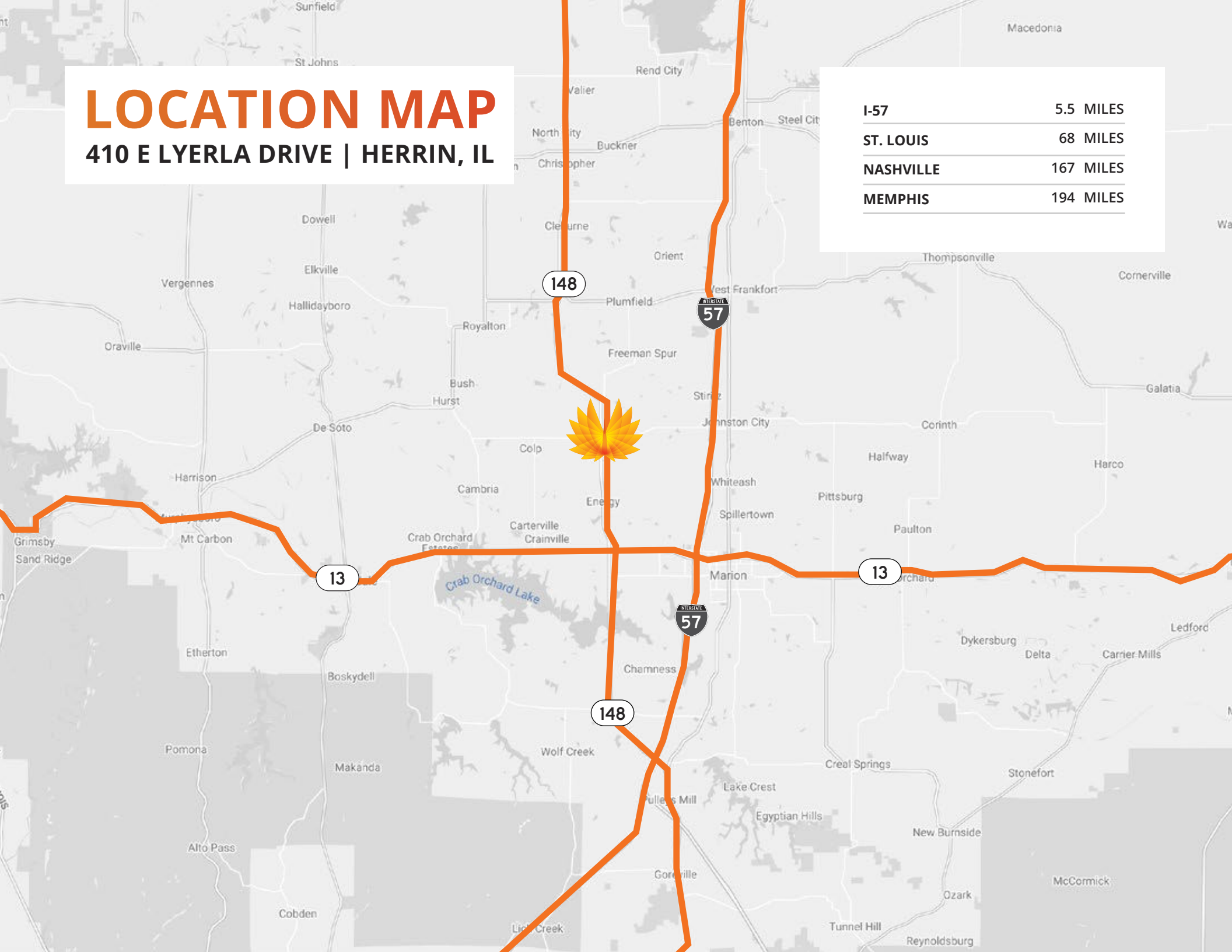
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NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCK DOORS	DRIVE-IN DOORS	COLUMN SPACING	SQUARE FEET
1	AVAILABLE 1/1/2026	26' 6"	14	2	40' x 60'	177,245 SF
2	AVAILABLE 1/1/2026	22' - 22' 6"	N/A	1	40' x 60'	65,176 SF
3	AVAILABLE	VARIES	N/A	3	N/A	22,702 SF
TOTAL						263,123 SF

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I-57	5.5 MILES
ST. LOUIS	68 MILES
NASHVILLE	167 MILES
MEMPHIS	194 MILES





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