



FOR LEASE
1501 S 19TH ST

166,928 SF
MATTOON, IL



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**FULLY FENCED WITH
GUARD SHACK**



**CLOSE PROXIMITY
TO I-57**



**RENOVATED IN
2025**



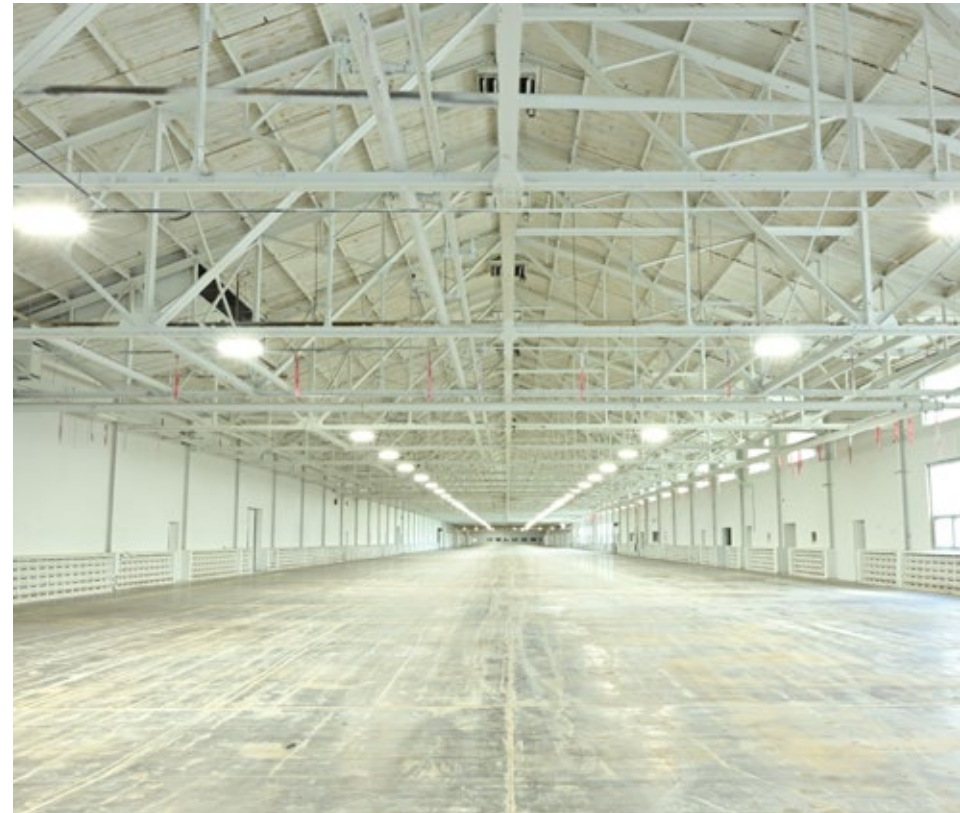
**HEAVY POTENTIAL
POWER (1 - 5 MW)**



PROPERTY DETAILS

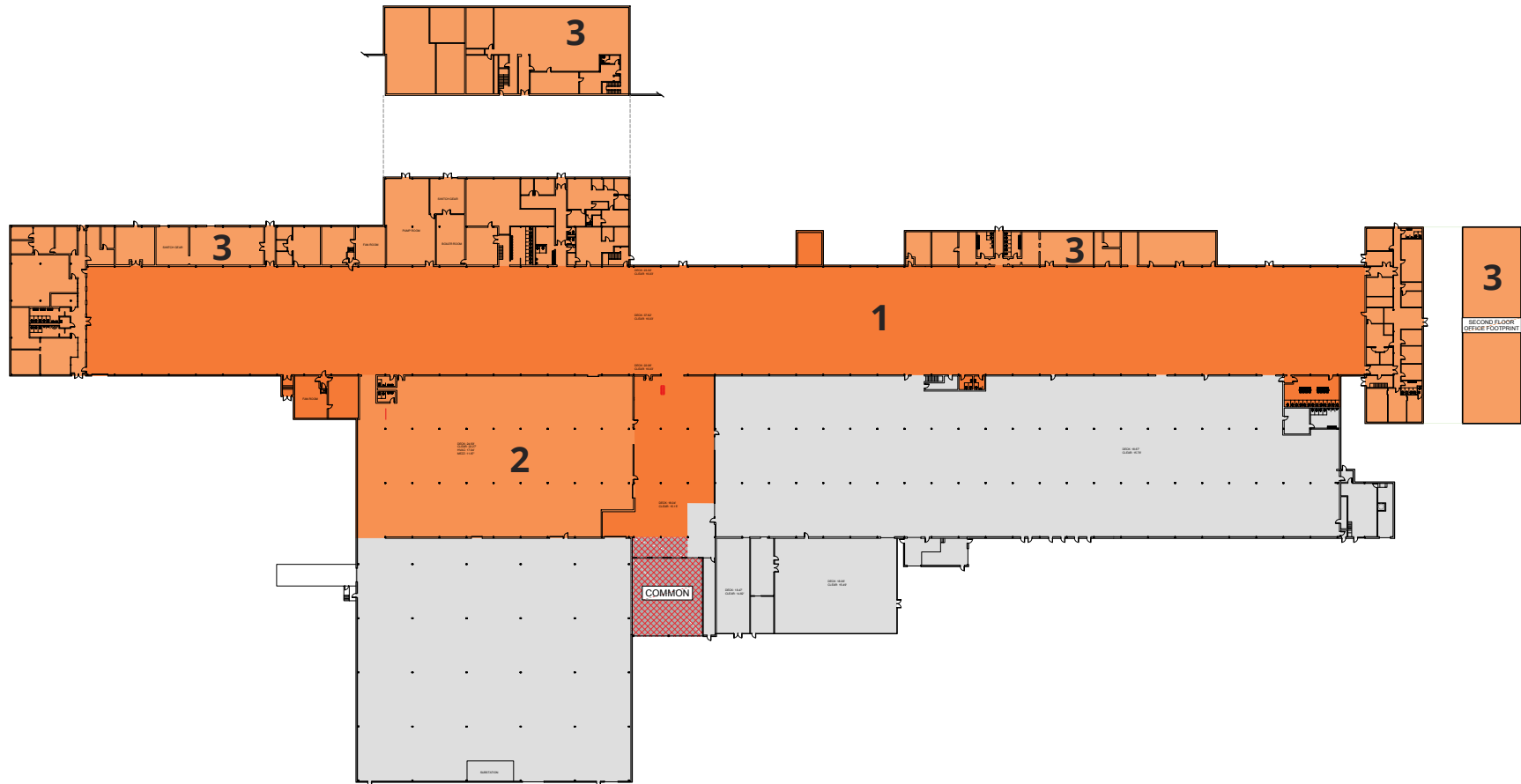
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AVAILABLE SPACE	166,928 SF
WAREHOUSE SPACE	111,516 SF
OFFICE SPACE/MECHANICAL	55,412 SF
DOCK DOORS	3
DRIVE-IN DOORS	3
CLEAR HEIGHT	15' 2" - 22' 4"
ROOF	TPO (2025)
WALLS	Masonry Brick & Concrete Block
FLOORS	6" Reinforced Concrete
YEAR BUILT	1967 - 1993
YEAR RENOVATED	2025
FIRE SUPPRESSION	Wet
EXISTING POWER	3-Phase
ELECTRICAL PROVIDER	Ameren
POTENTIAL POWER	1 - 5 MW Via Adjacent Ameren Substation
PARKING	285 Parking Spaces
LAND AREA	43.32 Acres
ZONING	I: Industrial District
PARCEL ID	07-1-00846-001 07-1-00846-002
RAIL	Possible via old spur (Adjacent to CN Rail Network)
OPEX ESTIMATE	\$0.65 - \$0.75/SF



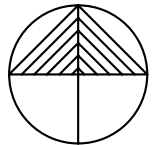
FLOOR PLAN

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NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	15' 2" - 16'	87,445 SF
2	WAREHOUSE	22' 4"	24,071 SF
3	OFFICE/MECHANICAL	DROP CEILING	55,412 SF
TOTAL			166,928 SF

[VIEW A MATTERPORT WALK-THROUGH](#)



SITE PLAN

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AMEREN
SUBSTATION



Excess Land (~20 Acres)

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	WAREHOUSE	275,566 SF
2	LAND AREA	43.32 ACRES



LOCATION MAP

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I-57	5 MILES
SPRINGFIELD	85 MILES
INDIANAPOLIS	133 MILES
ST. LOUIS	128 MILES
CHICAGO	186 MILES

