



FOR LEASE

6821 EAST COUNTY ROAD 1100N

KURT JENSEN | 262-308-0008 | KURT@PHOENIXINVESTORS.COM

**31,236 SF
MATTOON, IL**



**PHOENIX
INVESTORS**

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.

PROPERTY DETAILS

6821 EAST COUNTY ROAD 1100N | MATTOON, IL

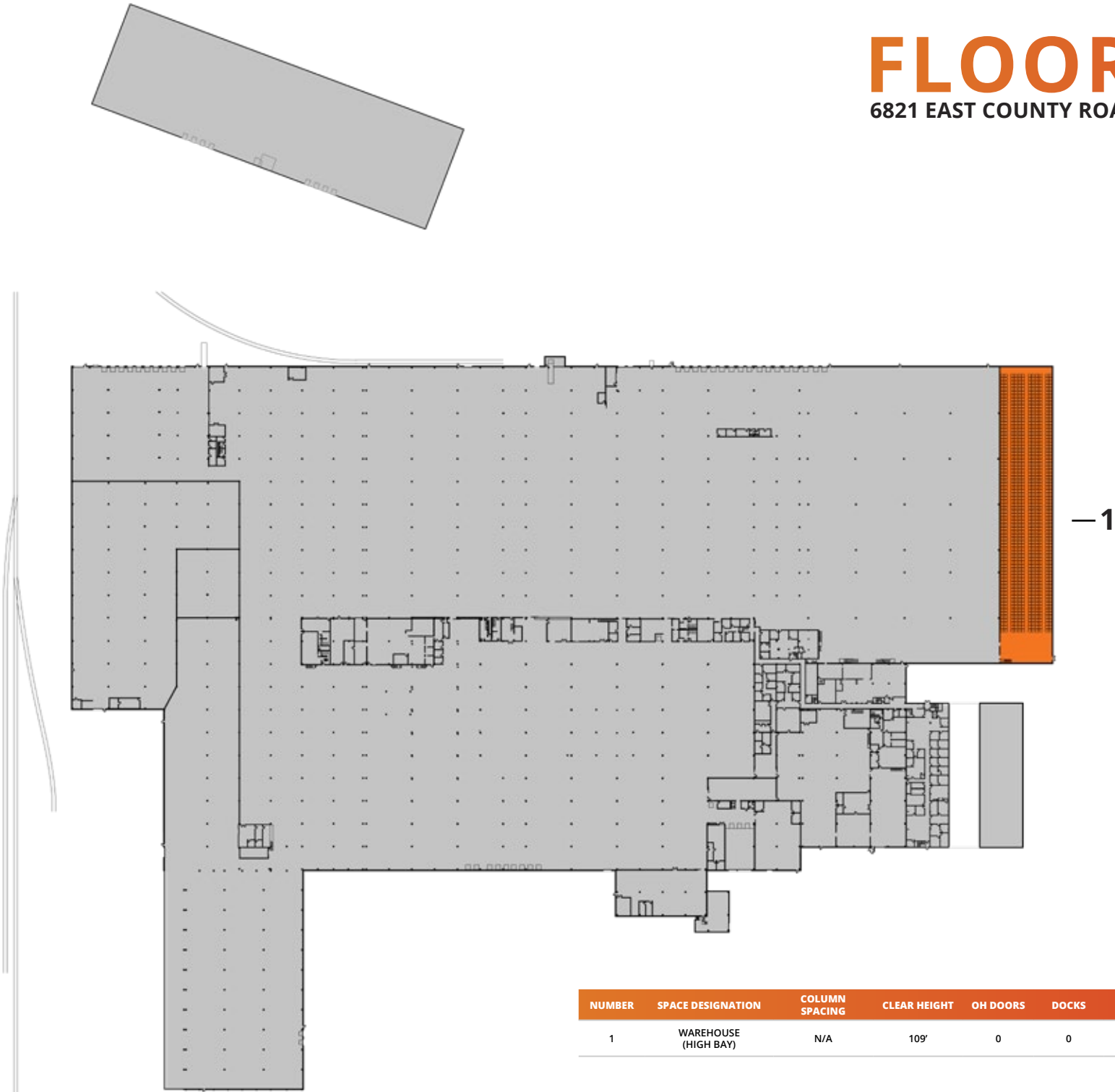
AVAILABLE SPACE	31,236 SF
FLOORS	1
ELEVATORS	Two Passenger in Office Space
AUTOMATED STORAGE & RETRIEVAL SYSTEM	16,416 Pallets
DOCK DOORS	41
DRIVE-IN DOORS	11
CLEAR HEIGHT	18' 4" - 33'
COLUMN WIDTH/DEPTH	Varies
ROOF	TPO
WALLS	Metal and Masonry
FLOORS	6+” Reinforced Concrete
YEAR BUILT	1967 - 1993
YEAR RENOVATED	2022
FIRE SUPPRESSION	100% Wet
LIGHTING	T5
POWER	Heavy
PARKING	966 Passenger Surface & 206 Trailer Spaces
LAND AREA	83.61 Acres
ZONING	Industrial District
PARCEL ID	04-0-01019-001
RAIL ACCESS	Active Spur

[VIEW A VIDEO OF THIS PROPERTY](#)

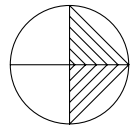


FLOOR PLAN

6821 EAST COUNTY ROAD 1100N | MATTOON, IL



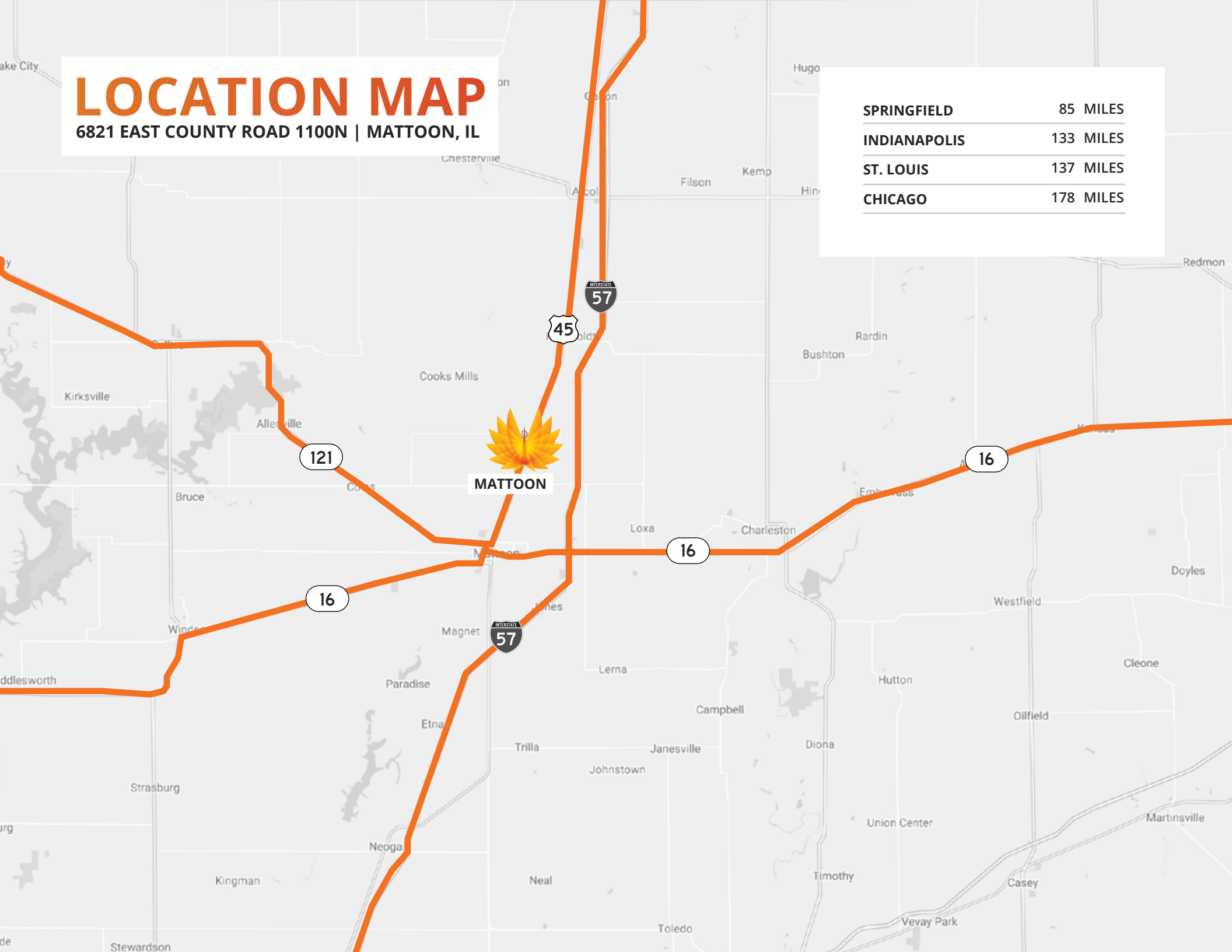
NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	OH DOORS	DOCKS	SQUARE FEET
1	WAREHOUSE (HIGH BAY)	N/A	109'	0	0	31,236 SF



LOCATION MAP

6821 EAST COUNTY ROAD 1100N | MATTOON, IL

SPRINGFIELD	85 MILES
INDIANAPOLIS	133 MILES
ST. LOUIS	137 MILES
CHICAGO	178 MILES





FOR LEASE

6821 EAST COUNTY ROAD 1100N

KURT JENSEN | 262-308-0008 | KURT@PHOENIXINVESTORS.COM

31,236 SF
MATTOON, IL



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.