

# FOR LEASE

## 1119 KICKAPOO STREET



**1119 KICKAPOO STREET**  
**LINCOLN, IL 62656**

### PROPERTY HIGHLIGHTS:

- Multiple IND Warehouse Spaces Available for Lease
- Available Space from 17,000 SF to 220,000 SF Available
- 2 Miles From I-55 Interchange
- 8 exterior Docks, 4 interior Docks, 3 drive in doors
- Outdoor Yard that can be used for Truck and Trailer Parking
- Wide Column Spacing 50w x 50d, 6000 Amps of electricity
- Priced below market at \$3.50/SF Per Year

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FOR MORE INFORMATION PLEASE CONTACT:



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# 1119 KICKAPOO STREET

## PROPERTY INFORMATION

### HIGHLIGHTS

|               |            |
|---------------|------------|
| Building SF:  | 254,000 SF |
| Available SF: | 220,000 SF |
| Office SF:    | 6,000 SF   |
| County:       | Logan      |

### SITE

|                |                                                   |
|----------------|---------------------------------------------------|
| Land (acres):  | 14.0                                              |
| Parcel Number: | 08-030-049-00;<br>08-030-048-00;<br>08-255-056-51 |
| Zoning:        | I-2                                               |

### PRICING & AVAILABILITY

|                      |                    |
|----------------------|--------------------|
| Lease Rate:          | \$3.50 SF/yr (NNN) |
| Lease type:          | NNN                |
| Min Available SF:    | ± 220,000 SF       |
| Max Space Available: | ± 220,000 SF       |
| Occupancy:           | Multiple           |

### BUILDING INFORMATION

|                        |               |
|------------------------|---------------|
| Type:                  | Industrial    |
| Year Built:            | 1974          |
| Stories:               | 1             |
| Ceiling Height:        | 17.0' - 24.0' |
| Sprinkler:             | Yes           |
| Clear Height:          | 17.0'         |
| Electrical:            | 6,000 AMPS    |
| Door Dimensions (HXW): | 14.0'         |