



**FOR LEASE OR SALE** | **70,800 SF**  
**100 FOREST LN** | **BEARDSTOWN, IL**

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## PROPERTY HIGHLIGHTS



**GREAT ACCESS  
TO HWY 67 WITH  
CONNECTIVITY TO I-72**



**NEW WAREHOUSE  
FURNACE SYSTEM, 2023**



**6 DOCKS AVAILABLE**



**24' CLEAR HEIGHTS**



# PROPERTY DETAILS

100 FOREST LN | BEARDSTOWN, IL

|                            |                            |
|----------------------------|----------------------------|
| AVAILABLE SPACE            | +/- 70,800 SF              |
| WAREHOUSE SPACE            | +/- 65,967 SF              |
| OFFICE SPACE               | +/- 4,033 SF               |
| STORAGE SHED               | +/- 800 SF                 |
| DOCK DOORS                 | 6                          |
| GRADE-LEVEL DRIVE-IN DOORS | 1                          |
| CLEAR HEIGHT               | 24'                        |
| COLUMN WIDTH/DEPTH         | 50' x 50'                  |
| WALLS                      | Steel Frame                |
| YEAR BUILT                 | 1997                       |
| FIRE SUPPRESSION           | 100% Wet, Sprinkler System |
| LAND AREA                  | 6.72 Acres                 |
| ZONING                     | MH                         |
| PARCEL ID                  | 03-012-005-02              |

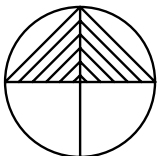


# FLOOR PLAN

100 FOREST LN | BEARDSTOWN, IL



| NUMBER       | SPACE DESIGNATION | SQUARE FEET          |
|--------------|-------------------|----------------------|
| 1            | WAREHOUSE         | +/- 65,967 SF        |
| 2            | OFFICE            | +/- 4,033 SF         |
| 3            | STORAGE SHED      | +/- 800 SF           |
| <b>TOTAL</b> |                   | <b>+/- 70,800 SF</b> |



# LOCATION MAP

100 FOREST LN | BEARDSTOWN, IL



BEARDSTOWN

|                  |           |
|------------------|-----------|
| SPRINGFIELD, IL  | 44 MILES  |
| ST. LOUIS, MO    | 118 MILES |
| CHICAGO, IL      | 247 MILES |
| INDIANAPOLIS, IN | 255 MILES |
| KANSAS CITY, MO  | 283 MILES |

