

125 W Barlow Rd

FARMINGTON, IL 61531



**RE/MAX**  
COMMERCIAL<sup>®</sup>  
TRADERS UNLIMITED


# FOR LEASE | 125 W BARLOW RD


ASKING RATE: \$6.00/PSF





## EXECUTIVE SUMMARY

This large commercial property was formerly Lane Transport and is located in Farmington, IL on Rte. 116. There are many potential uses with the facility and land as it's located in the Farmington Commercial TIF district and qualifies for many redevelopment incentives. The building is also available for sale at \$375,000. The lease is a modified gross lease with tenants paying for utilities and common area maintenance. The lease includes two connected buildings on 2.2 acres - the first building is a steel frame 11,534 Sq. Ft. with 1225 of office space, mostly open warehouse space and a heated shop area with internal and external overhead doors. The second building is a 3552 Sq. Ft. pole barn added in 2014 that features two large overhead doors and 8" concrete floors. The buildings are connected through a large walkway. There is 3 phase 480 electric in the large building and a small sub panel in the pole building. The office space features 3-4 offices, 2 restrooms, updated AC and furnace, and the warehouse space has an additional restroom. The roof was painted and sealed in 2019. Clearspan height in the warehouse is approximately 14'5". The main building includes 9 level dock doors. There are additional contiguous parcels of commercial land that could be leased.

 **15,086**  
TOTAL SF

 **2.20**  
ACRES

 **2**  
BUILDINGS

 **COMMERCIAL**  
ZONING

CLICK FOLDER FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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## PROPERTY INFORMATION

ADDRESS	125 W Barlow Rd
CITY / STATE / ZIP	Farmington, IL 61531
PARCEL ID(s)	05-04-02-202-003
PROPERTY TYPE	Industrial, Warehouse
ZONING	Commercial
TOTAL LOT ACRES	2.20

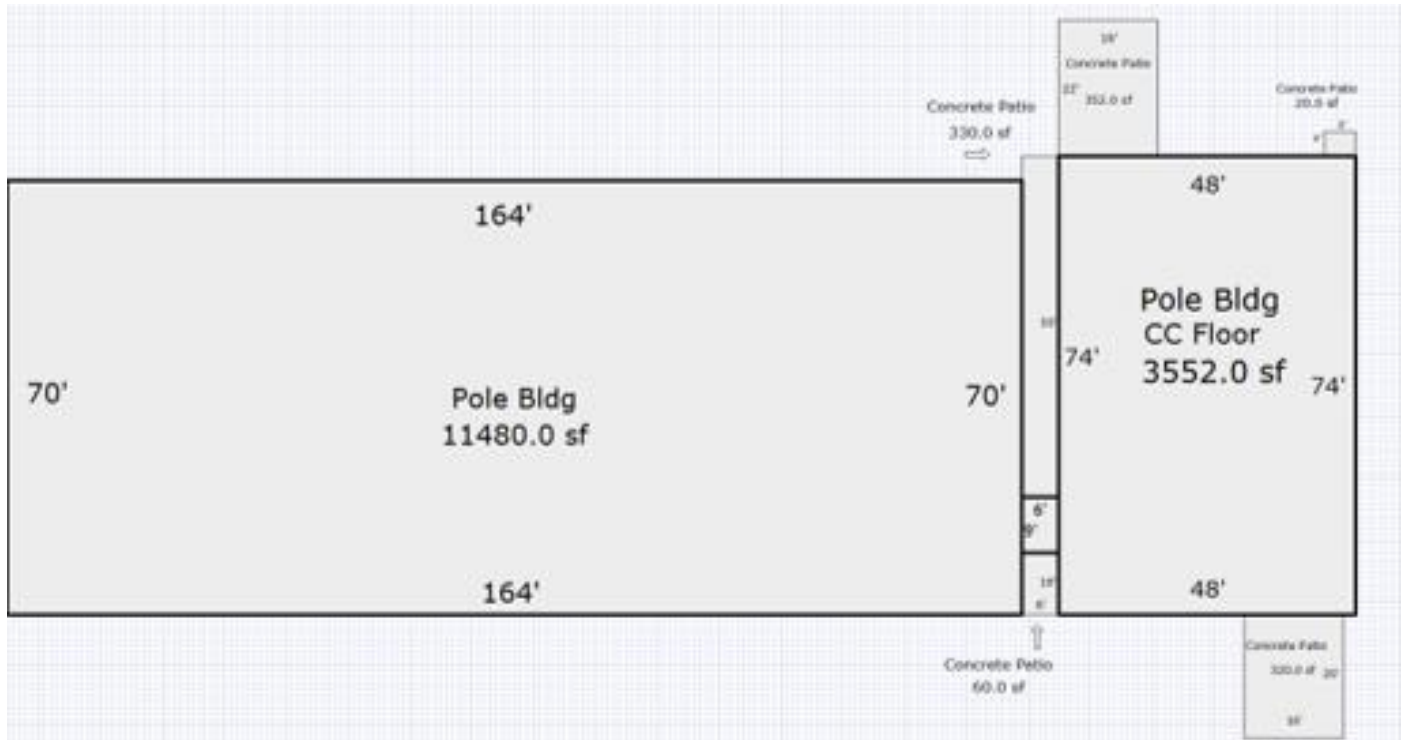


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FLOORPLANS



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## EXTERIOR PICTURES



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**INTERIOR PICTURES**



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