

Redevelopment



Creative Redevelopment Strategy

The Herrin Manufacturing Facility was the first of Agracel's redevelopment projects. The building underwent extensive upfit in order to make it conducive for multi-tenant use in both the manufacturing and warehousing sectors. This redevelopment attracted a number of tenants which today make this one of the company's most successful developments. Agracel foresees the facility's success continuing to escalate in the years to come. The Herrin redevelopment project serves as a model for Agracel as it looks for other multi-tenant redevelopment projects.

General Building Features

Size: 309,610 sf

Structure: Steel and masonry construction, 12' to 18' eave height

Floor: 6" concrete

Docks: 15, 1 overhead door

Other: Located on 20.04 acres just off Hwy. 30, direct rail access to Crab Orchard and Egyptian Shortline Railroad, economical lease rates available, will subdivide

