

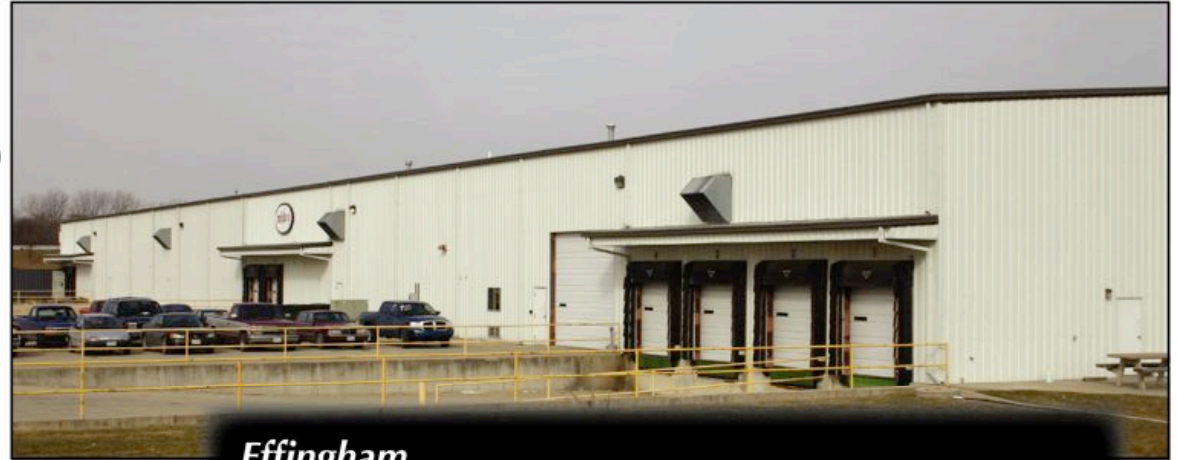
# 1400 Heartland Blvd.

Effingham, Illinois 62401

## For Sale or Lease

Enterprise Realty invites your inquiry in the following prime warehouse space:

- Former Midco International Facility  
(musical instrument warehouse & distribution)
- 84,000 SF expandable
- Divisible to +/- 40,000 SF
- 24' clear height
- 7 dock doors and 1 "UPS" dock
- 1 drive-in overhead door
- New sprinkler system
- Built in 2001
- Sublease term expires July 2007
- Located in the Effingham Enterprise Zone, which increases eligibility for state and local incentives
- Interstate visibility and direct access to I-57 & I-70



### *Effingham...*

ranked #7 in *Site Selection Magazine's* 2008 "Top 100 U.S. Small Towns with New and Expanded Facilities".

is located within one day's drive of 67% of the U.S. population.

is the home of two Class I railroads and is the crossroad of I-57 and I-70.

*For further information or to schedule a tour, please contact:*

**Todd Thoman or Ryan Witges**

**Enterprise Realty**

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**Enterprise  
Realty**