

OFFERING MEMORANDUM

3925 N. Peoria Rd
Springfield, IL 62702

Multi-Tenant Warehouse For Lease

- Large Warehouse Space
- Finished Office Space
- 2 Loading Docks
- 2 Overhead, Drive-in Doors
- 18' Clear Height
- Additional Acreage

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Brokerage

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OVERVIEW

PROPERTY OVERVIEW

This large steel warehouse facility sits on a 3.35-acre paved lot, which is concrete around the warehouse and asphalt throughout the rest of the lot. Available space features 440 SF of finished office space and 9,460 SF of open warehouse space featuring 18' clear height, 2 loading docks (both 8'w x 10't), 1 overhead drive-in door (18'w x 14't), and 1 overhead drive-in door (12'w x 14't). The building is sprinkled (wet system), heated/cooled in the office, and has 3-Phase power. The additional acreage allows for expanded employee or truck parking or outside storage. Tenant is responsible for utilities, janitorial, and internal maintenance. Co-tenants include Shred-it and the State of Illinois.

Springfield is the capital of Illinois. It is located in central Illinois and is accessed by both Interstate 55 and Interstate 72. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis. The historic US Route 66 crosses Illinois from Chicago to East St. Louis, which includes Springfield.

PROPERTY INFORMATION

ADDRESS	3925 N. Peoria Rd, Springfield, IL 62702
LEASE RATE	\$5.75/SF Modified Gross
AVAILABLE SPACE	9,900 SF
LOT SIZE (ACRES)	3.35 AC
TAX PIN	14-11.0-401-005
ZONING	B-2



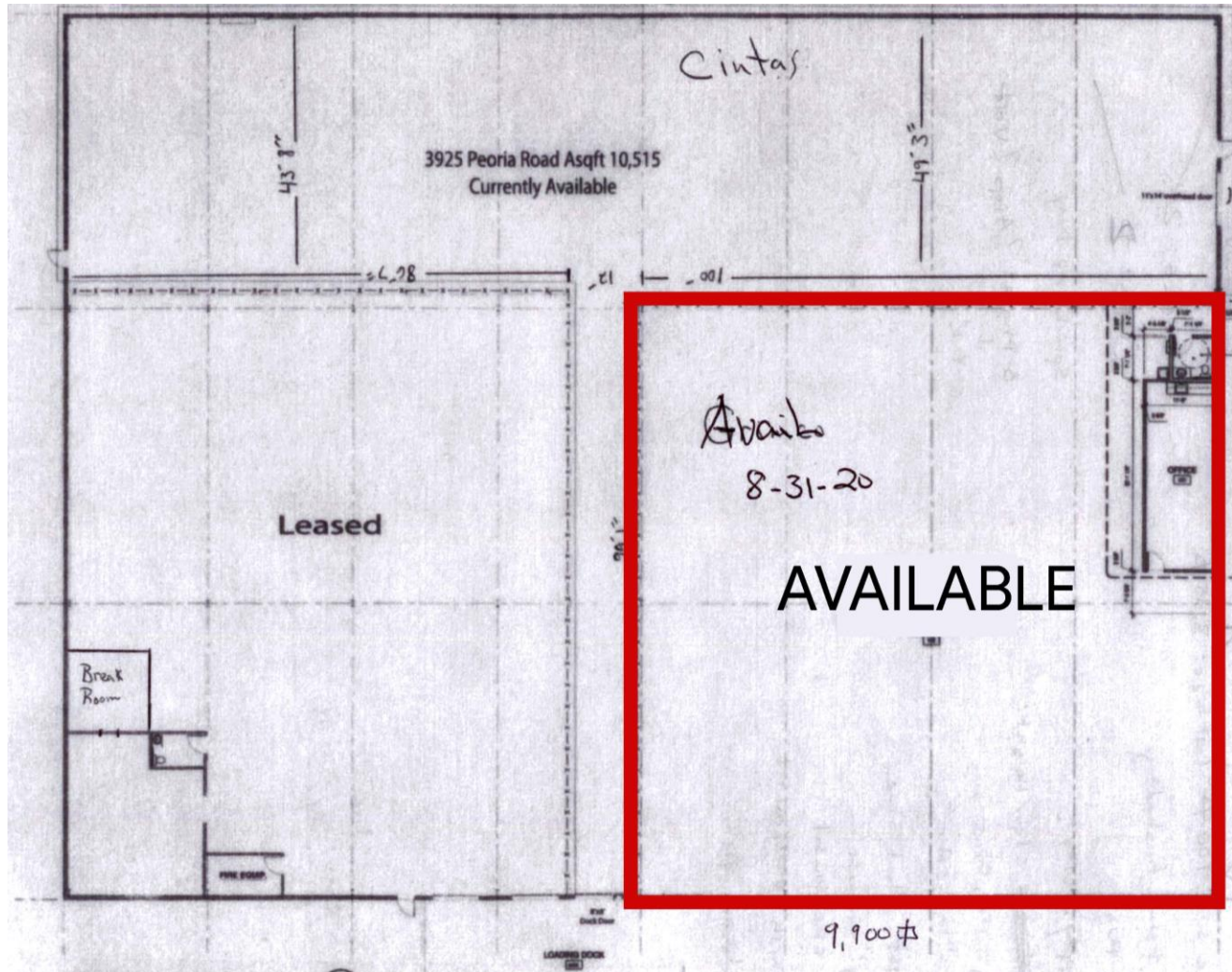
BUILDING SPECIFICS

Building Size	30,000 SF
Available Space	9,900 SF
Office Space	440 SF
Warehouse Space	9,460 SF
Drive-in-Doors	2 Total 1 @ 18'w x 14't 1 @ 12'w x 14't
Dock High Doors	2 Total Both 8'w x 10't
Clear Ceiling Height	18' (23' at the center)
HVAC	Heat in Warehouse, PTAC unit in Office
Sprinkled	Yes-Wet System
Power	3-Phase
Rail	No
Heating	Gas fired
Interstate Access	Within 5 miles

AERIAL



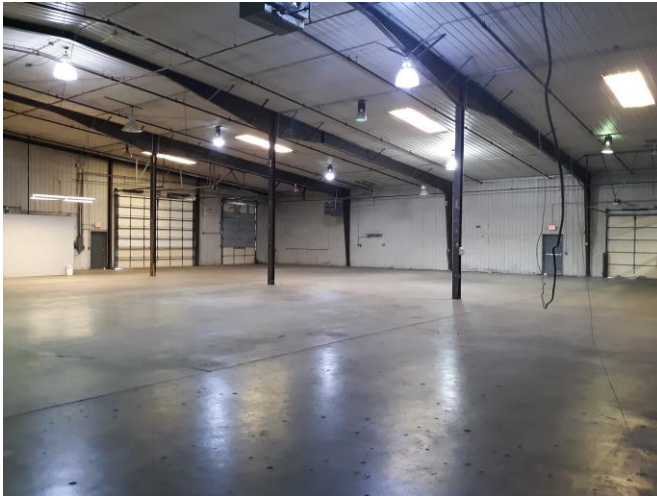
FLOOR PLAN



EXTERIOR



INTERIOR



CONTACT



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CBCDR MAIN OFFICE

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PROPERTY HIGHLIGHTS

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- Finished Office Space
- 2 Loading Docks
- 2 Overhead ,Drive-in Doors
- 18' clear height
- Additional Acreage