

# FOR LEASE

\$9.50 / SF / Modified Gross



**COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY



**2865 Via Verde Street,**  
Springfield, IL 62703

## PROPERTY INFORMATION

### AVAILABLE SPACE

2,462 SF

### BUILDING SIZE

8,320 SF

### LEASE PRICE

\$9.50 / SF

### LEASE TYPE

Modified Gross

### PARKING

26 Spaces

### YEAR BUILT

1989

### ZONING

B-2

### TAX PIN

22-11.0-177-006

## PROPERTY DESCRIPTION

Office/Warehouse space for lease on southeast side of Springfield. Office space has a reception area, 1 private office, a large conference room, a small break area, and 2 ADA compliant restrooms. Warehouse space is wide open and has one 9'w x 10't OHD. Co-tenants include Alpha Controls & Services and Terminix. The property is in good condition, well-maintained, and the Landlord is very responsive. It is conveniently located within minutes from I-55/I-72.

## AREA DESCRIPTION

Stanton to Via Verde. Property is on west side of street.



**Blake Pryor**

**217-725-9518**

**bpryor@cbcdr.com**



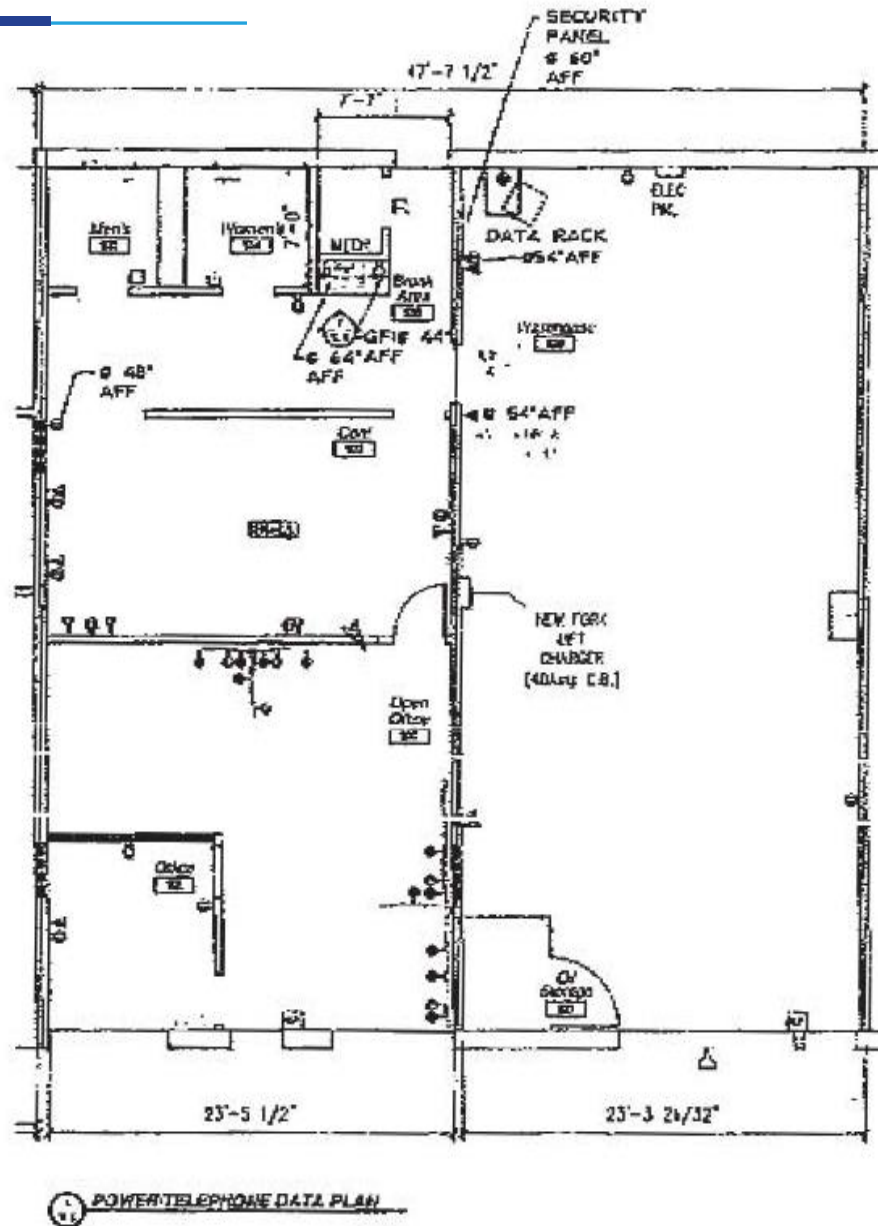
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# FLOOR PLAN



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