

OFFERING MEMORANDUM



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY

INDUSTRIAL BUILDING FOR LEASE

3030 - 3130 E. Parkway Dr.
Decatur, IL 62526

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3030 - 3130 E. PARKWAY DR.



DEVONSHIRE REALTY

PROPERTY OVERVIEW

The entire warehouse is 179,393 SF constructed between 1982 – 1995. The original building (101,768 SF) is available for lease and consist of 1,823 SF modular office with 3 restrooms, 9 dock doors (DHD), 27,500 SF of Masonry-demised specialty storage rooms, 99,945 SF of total warehouse space, and two electrical services of 800 & 400 Amp 480V 3-Phase power. The newer portion (77,625 SF) of the building is available for lease (with or without the older portion) and consist of 2,400 SF modular office with two restrooms, shipping office in warehouse, warehouse restroom bank, one 14'w x 16'h overhead drive in door (DID), 5 dock doors (DHD) (3 with levelers, and 75,000 SF of manufacturing/warehouse space. The warehouse features 17' – 21' clear heights and approx. 24' x 55' column spacing. The building is fully sprinklered (wet system) and 2,000A 480V 3-Phase power.

Subject property is located 3.5 miles south of Interstate 72 via IL Rt 48 (22nd Street). The property is located just south of Caterpillar and next to the Decatur Intermodal Ramp. ADM & Tate & Lyle are just minutes away from the site. Decatur is conveniently located 123 miles from St. Louis (northeast via I-55/IL-48) 177 miles from Chicago (south via I-57 or I-55), 155 miles from Indianapolis (west via I-72/I-74), 45 miles from Champaign (west via I-72), 46 miles from Bloomington (south via US 51) & 44 miles from Springfield (east via I-72).

OVERVIEW

Lease Price	\$3.75/SF NNN
Space Available	77,625 SF – 179,393 SF
Building Size	179,393 SF
Zoning	M-1, Industrial
Year Built	1982 & 1992 & 1995
NNN Est.	\$0.90/SF - 2021



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BUILDING SPECIFICS – 3030 E. Parkway

Building Size	179,393 SF
Available Space	101,768 SF
Office Space	1,823 SF
Warehouse Space	99,945 SF
Drive-in-Doors	None
Dock High Doors	9
Clear Ceiling Height	17.5' – 21.5'
Column Spacing	24.5' x 60'
HVAC	Full in Office Heat in Warehouse
Sprinkled	Yes-Wet System
Power	800 AMP 480 V 3-Phase 400 Amp 480 V 3-PHase
Rail	No
Heating	Gas fired
Parking	Plenty
Interstate Access	Within 2 miles



3030 - 3130 E. PARKWAY DR.



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BUILDING SPECIFICS – 3130 E. Parkway

Building Size	179,393 SF
Available Space	77,625 SF
Office Space	2,400 SF
Warehouse Space	75,225 SF
Drive-in-Doors	1 – 14'w x 16'h
Dock High Doors	5
Clear Ceiling Height	17.5' – 21.5'
Column Spacing	24.5' x 55'
HVAC	Full in Office Heat in Warehouse
Sprinkled	Yes-Wet System
Power	2000 AMP 480 V 3-Phase
Rail	No
Heating	Gas fired
Parking	Plenty
Interstate Access	Within 2 miles



3030 - 3130 E. PARKWAY DR.



DEVONSHIRE REALTY

AERIAL MAP

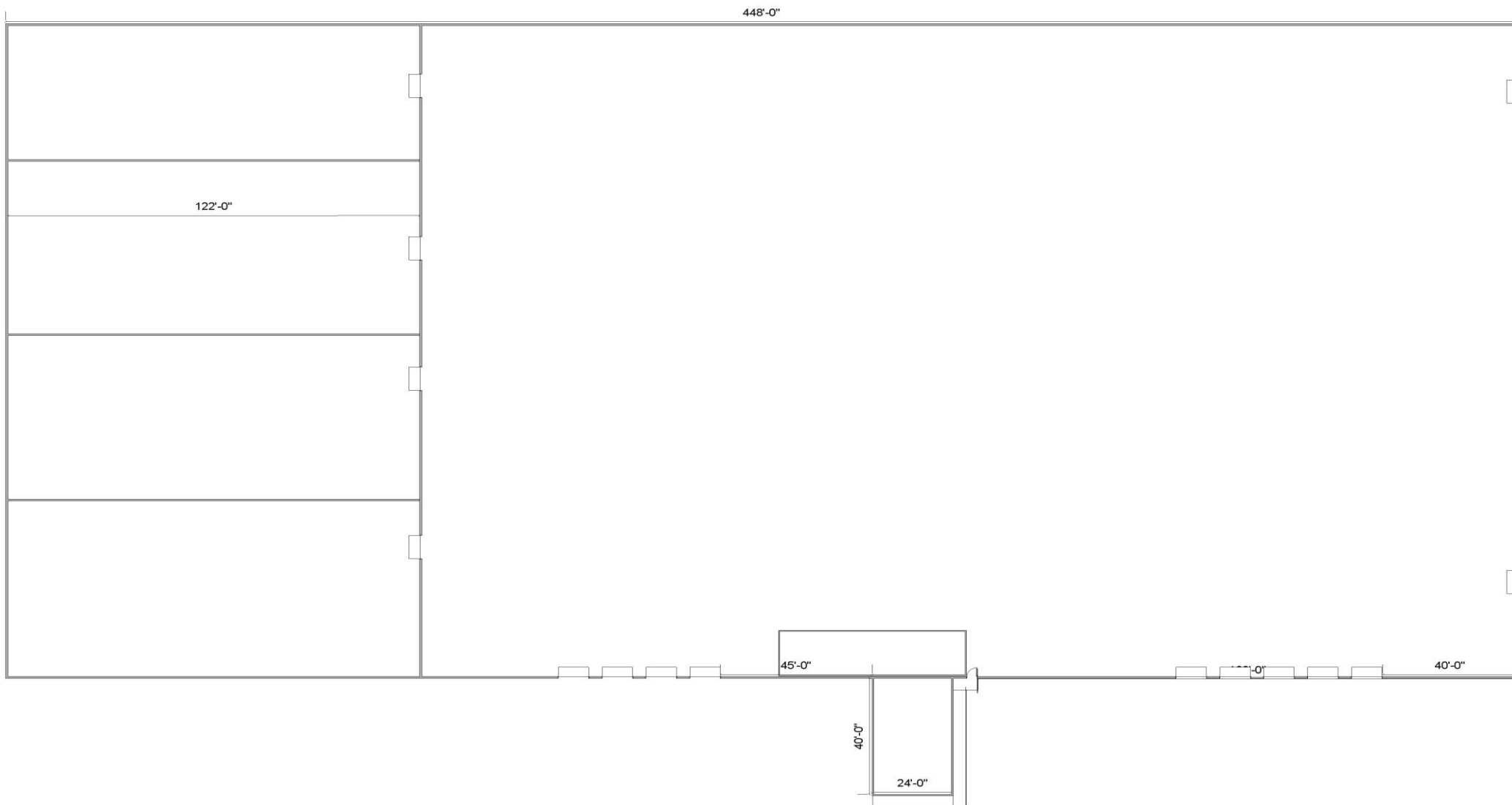


3030 - 3130 E. PARKWAY DR.



DEVONSHIRE REALTY

FLOOR PLAN – 3030 E. Parkway Dr.

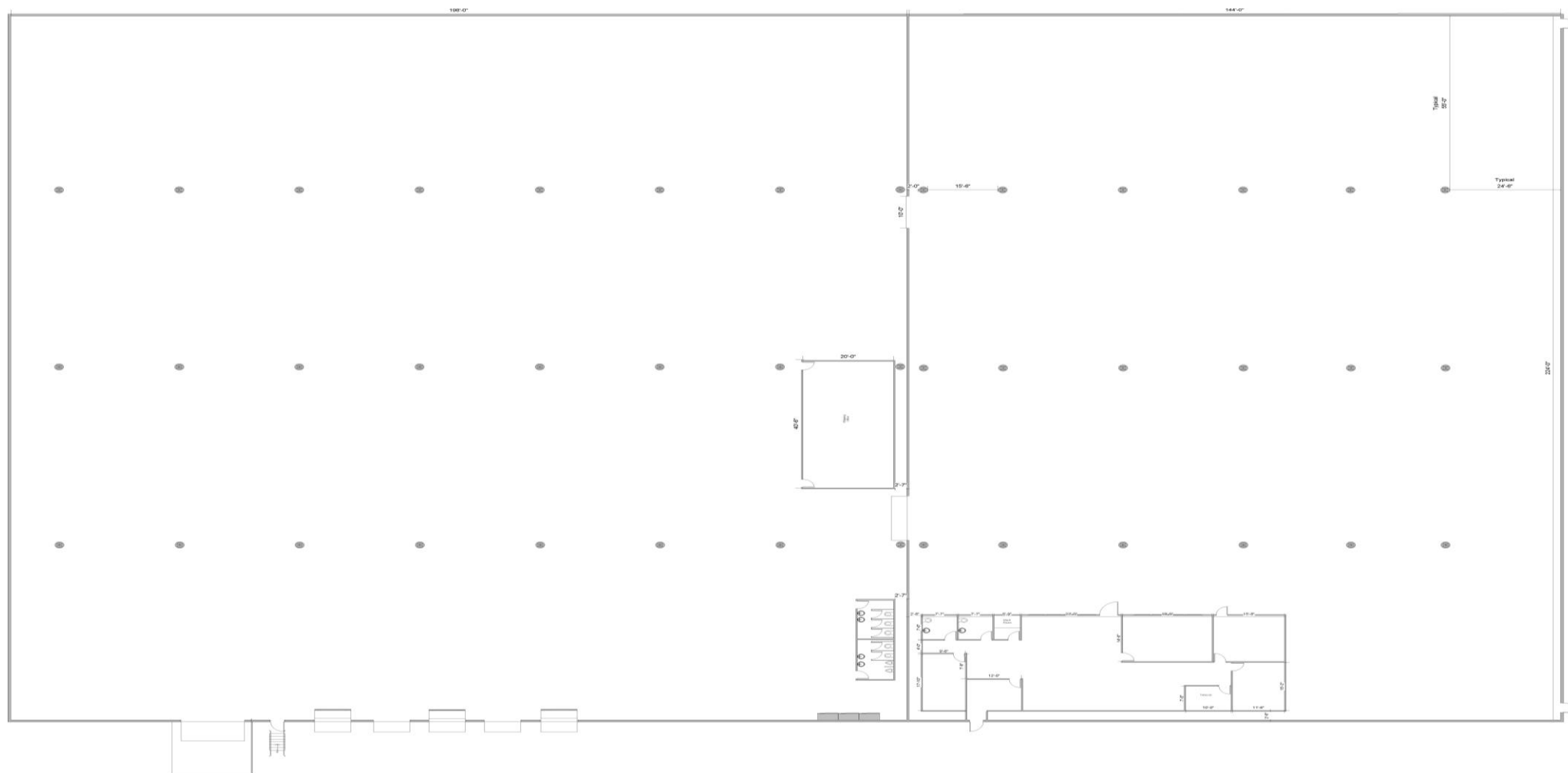


3030 - 3130 E. PARKWAY DR.



DEVONSHIRE REALTY

FLOOR PLAN – 3130 E. Parkway Dr.

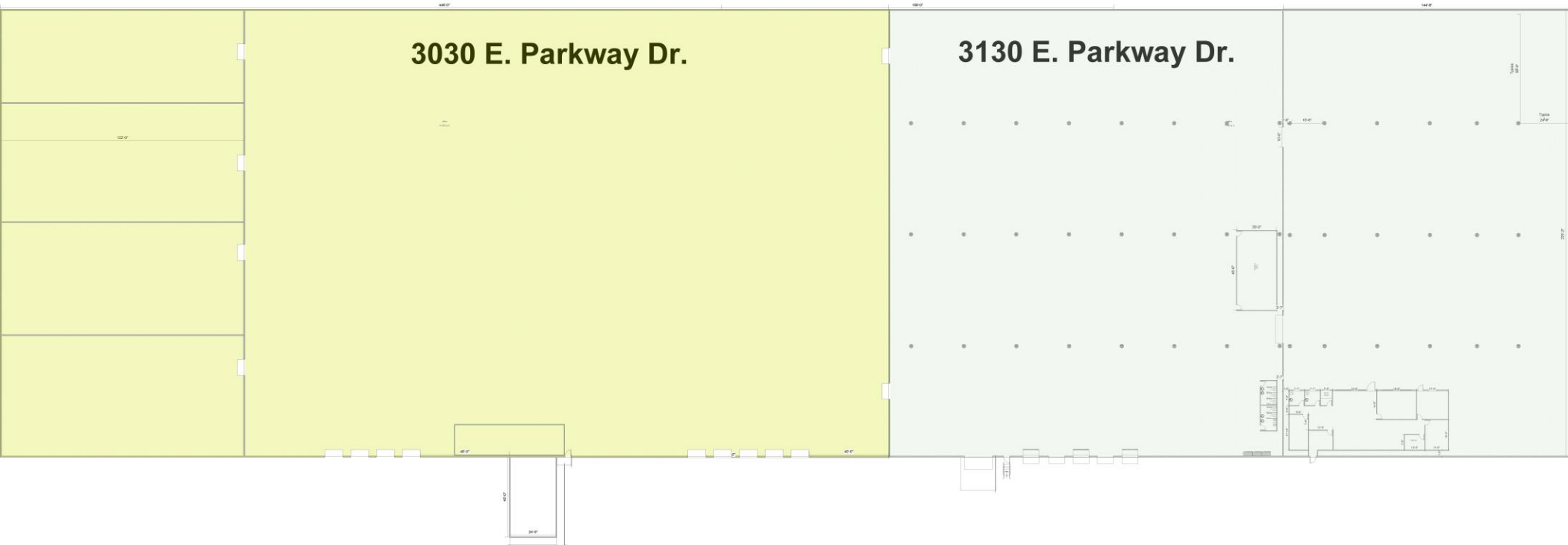
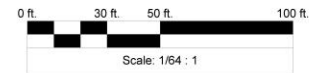


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FLOOR PLAN – Full Building



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CONTACT INFORMATION

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