

OFFERING MEMORANDUM

3451 Lumber Ln
Springfield, IL 62707

Industrial Building with Yard
Storage **For Sale**

Blake Pryor

Brokerage

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OVERVIEW

PROPERTY OVERVIEW

3451 Lumber Ln is a tilt-up concrete warehouse facility constructed in 2000 for Midwest Construction Products. The property sits on a 5.17-acre fenced-in concrete and gravel lot, with a grass detention area in the front and back of the lot. The original concrete building features 2,000 SF of finished office space, 800 SF of heated space, and 16,000 SF of open warehouse space. The office space features 4 private offices, 1 conference room, a computer room, a catalog/work room, a break room/kitchenette, and 2 ADA compliant restrooms. The warehouse space features 16'7" clear heights, 2 recessed loading docks (both 8'w x 9't) and 2 drive-in doors (both 16'w x 14't) in the warehouse, and 1 overhead door into the heated space (10'w x 10't). There is also a restroom and a janitorial room with a utility sink and shower.

The building has a dry sprinkler system, heating and cooling in the office space, 220 Volt Single Phase power, and 5 marked parking spaces. The site is less than 1/2 mile from Interstate 55.

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	3451 Lumber Ln, Springfield, IL 62707
ASKING PRICE	\$725,000
BUILDING SIZE	18,800 SF
LOT SIZE	5.17 AC
TAX PIN	15-19.0-100-010
ZONING	I-1



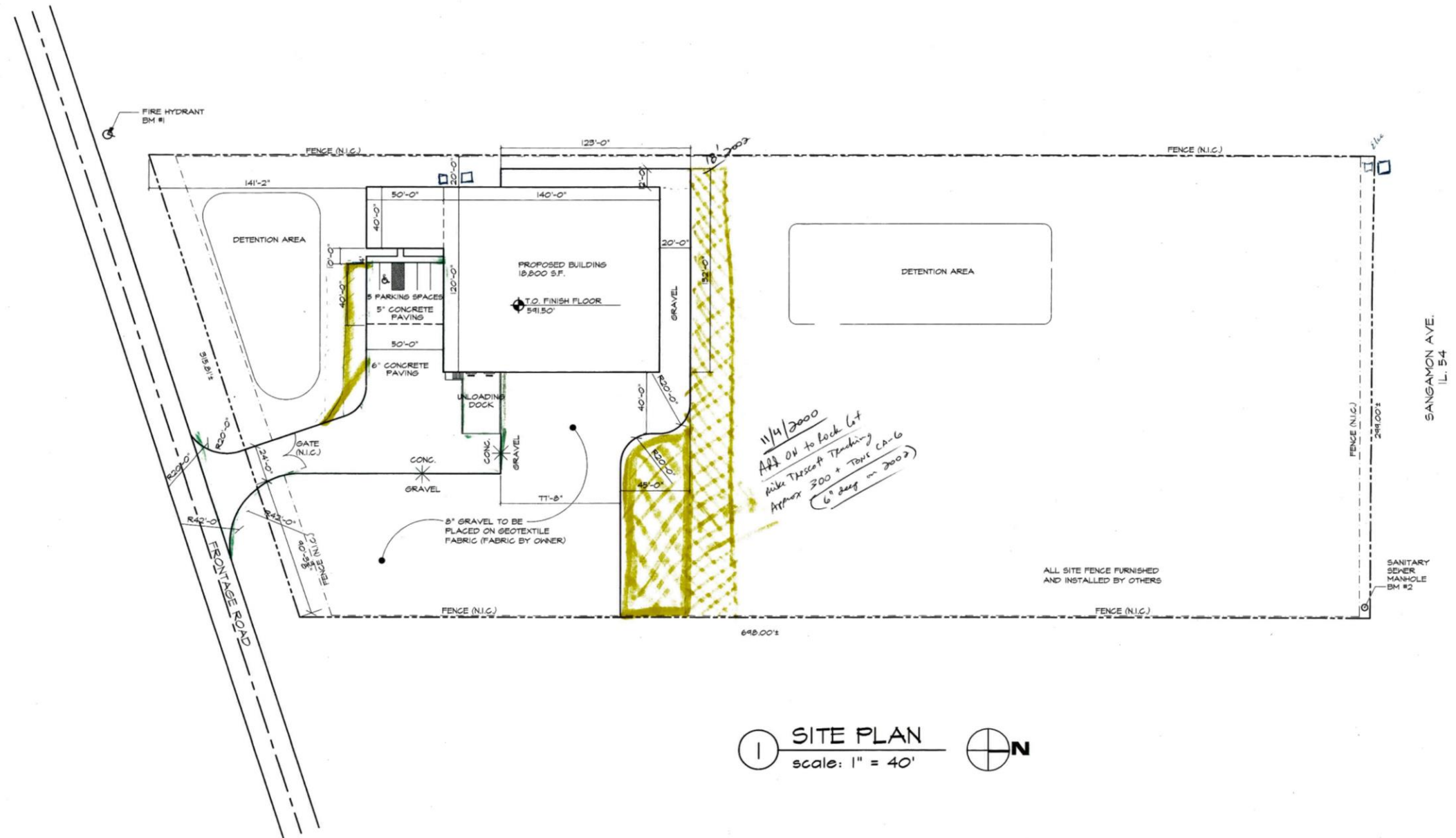
BUILDING SPECIFICS

Building Size	18,800 SF
Office Space	2,000 SF
Warehouse Space	16,000 SF Open + 800 SF Heated
Drive-in-Doors	3 Total 2 @ 16'w x 14't 1 @ 10'w x 10't (heated space)
Dock High Doors	2 Total Both 8'w x 9't
Clear Ceiling Height	16'7" (19'4" above rafter to the ceiling)
HVAC	Full in Office Radiant Heat in Heated Space
Sprinkled	Yes-Dry System
Power	Single-Phase
Parking	5 Marked Spaces
Zoning	I-1 – Light Industrial
Interstate Access	Less than 1/2 mile

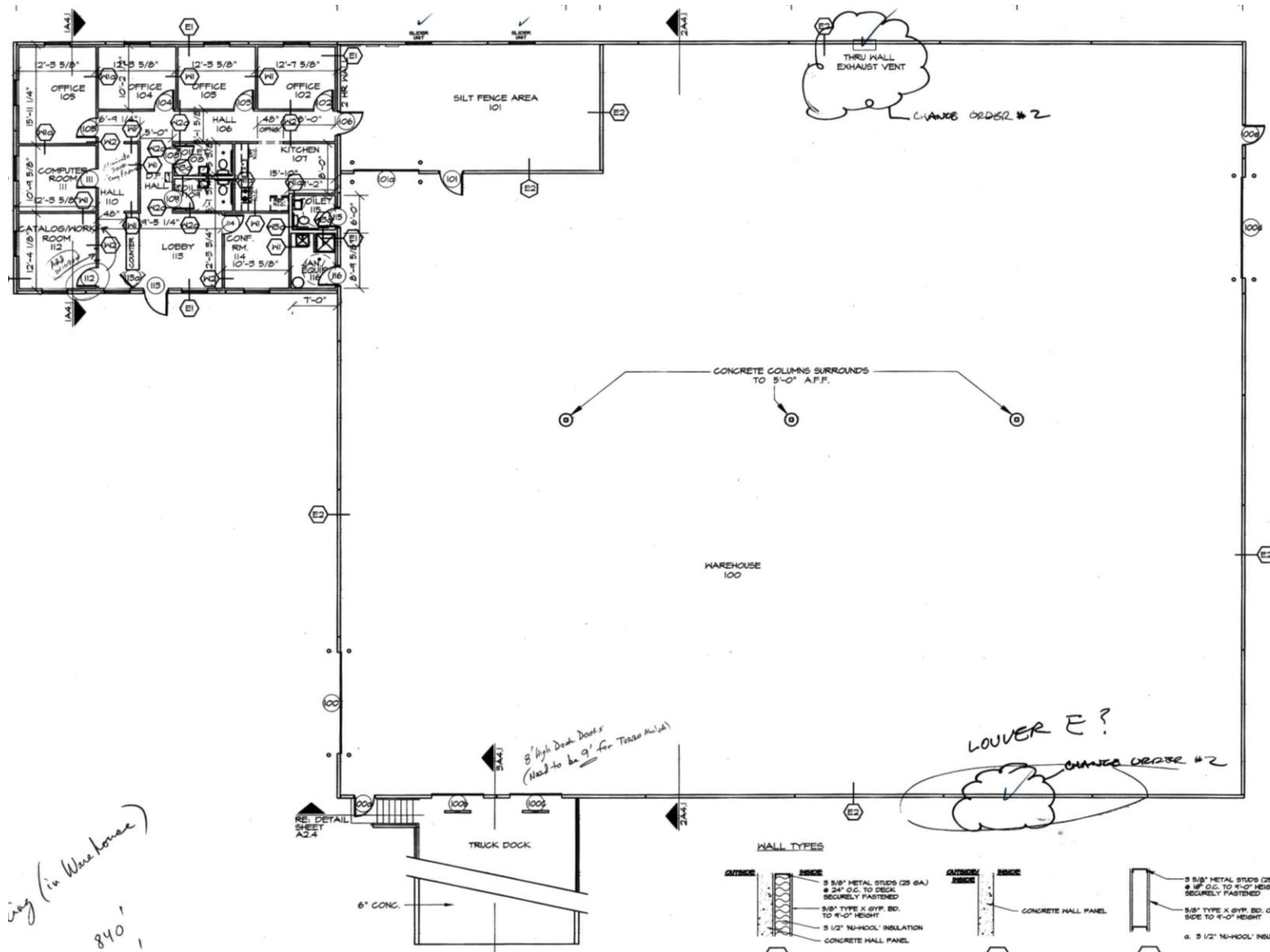
AERIAL



SITE PLAN



FLOOR PLAN



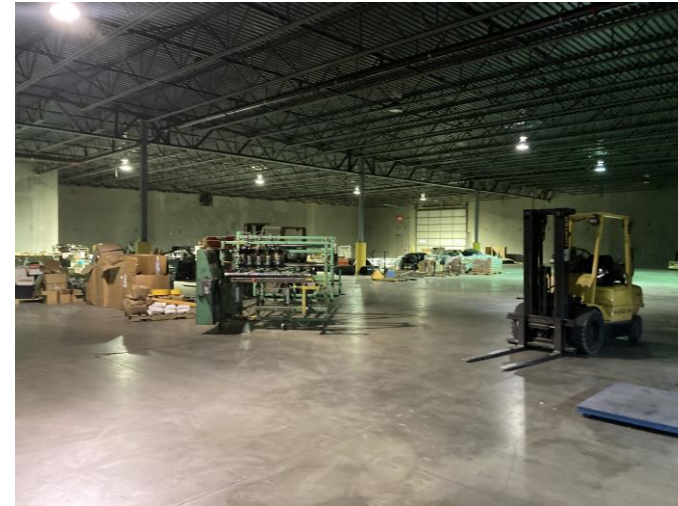
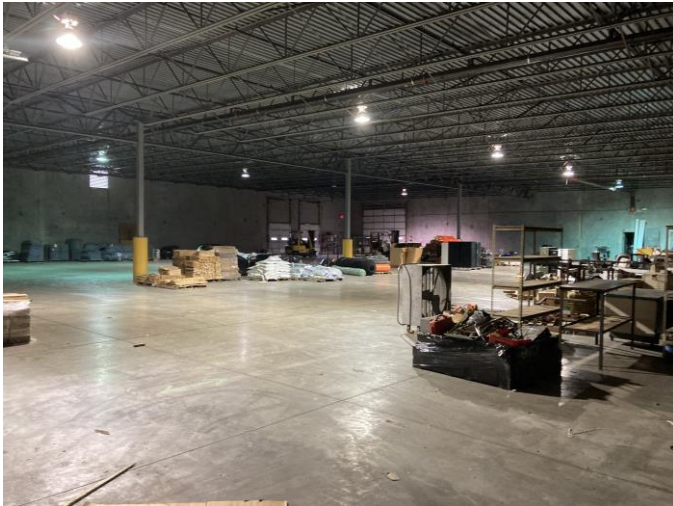
EXTERIOR



INTERIOR



INTERIOR



CONTACT



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PROPERTY HIGHLIGHTS

- Large Warehouse Space
- Finished Office Space
- 2 Loading Docks
- 3 Overhead, Drive-in Doors
- 16'7" clear height
- Additional Acreage