

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3925 N. Peoria Rd

Springfield, IL 62702

Multi-Tenant Warehouse Space For Lease

- Large Warehouse Space
- Finished Office Space
- 2 Loading Docks
- 2 Overhead, Drive-in Doors
- 18' Clear Height
- 3-Phase Power
- Sprinkled

BLAKE PRYOR

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OVERVIEW



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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for lease this large steel multi-tenant warehouse facility.

The available space features 440 SF of finished office space and 9,460 SF of open warehouse space featuring 18' clear height, two loading docks (both 8'w x 10't), one 18'w x 14't overhead drive-in door, and one 12'w x 14't overhead drive-in door. The building has a wet sprinkler system, heating in the warehouse, heating and cooling in the office, and 3-Phase power. The site is on a 3.35-acre paved lot, which is concrete around the warehouse and gravel throughout the rest of the lot. The 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
AVAILABLE SPACE	9,900 SF
LEASE PRICE	\$5.75 / SF / Modified Gross
LOT SIZE	3.35 AC
TAX PIN	14-11.0-401-005
ZONING	B-2, General Business District



BUILDING SPECIFICS



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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



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3925 N. PEORIA ROAD



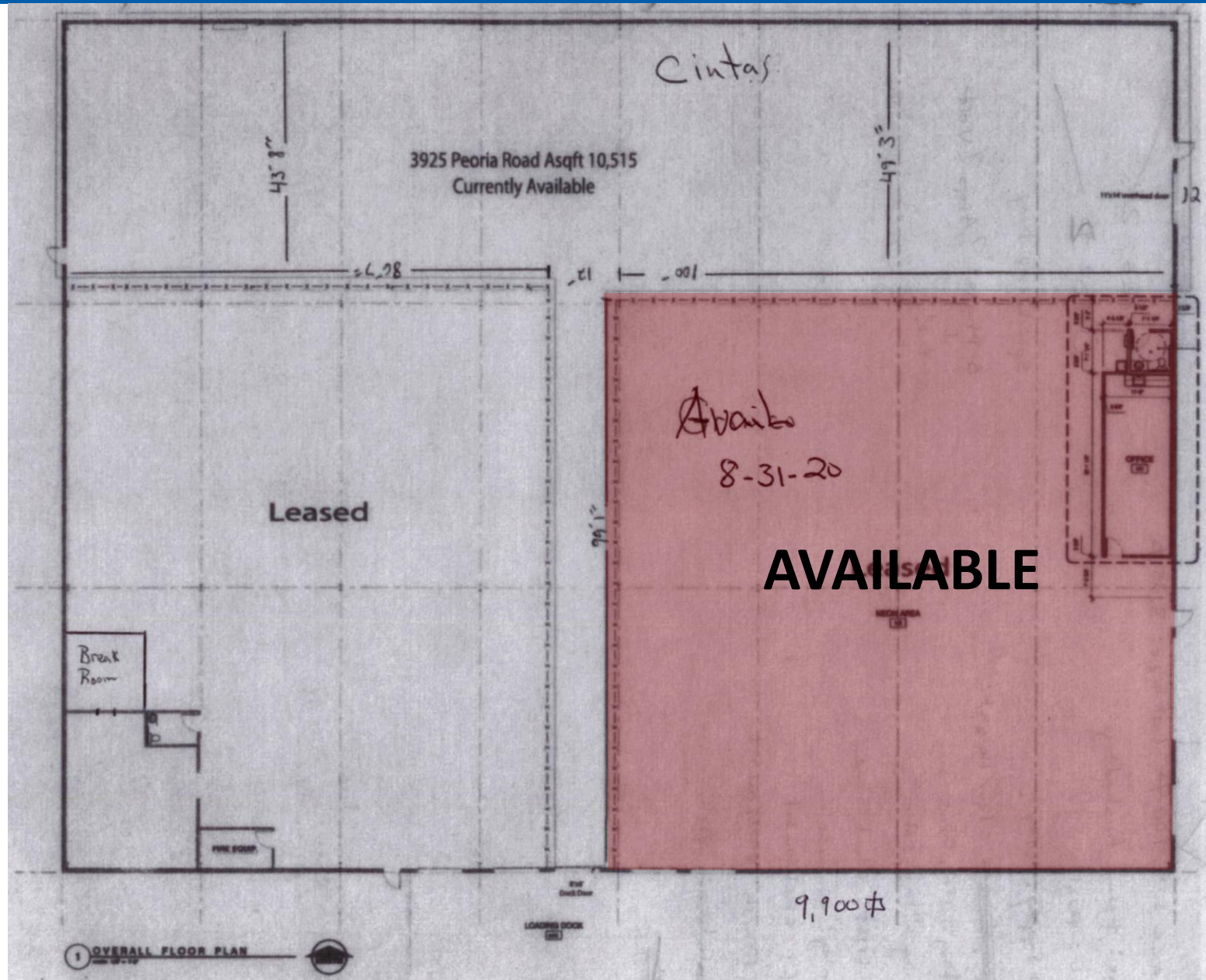
IQ GROUP INC.



FLOOR PLAN



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EXTERIOR



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INTERIOR



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PROPERTY HIGHLIGHTS

- Large Warehouse Space
- Finished Office Space
- 2 Loading Docks
- 2 Overhead Drive-in Doors
- 18' Clear Height
- 3-Phase Power and Sprinkled