

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



2201-2349 E. Hubbard Ave.
Decatur, IL 62526

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COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

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PARK 101 – BUILDING 1



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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for lease Building #1 in Park 101 at 2201 – 2249 E. Hubbard Ave in Decatur Illinois. The warehouse is 63,000 SF of leasable space currently consisting of 18 units ranging from 1,800 SF to 7,200 SF. There are currently 4 units available for immediate occupancy. The building sold in early spring of 2023 and is in the process of undergoing lighting, cosmetic, and structural upgrades including a new roof.

Currently Available:

2343 E. Hubbard (7,200 SF): Wide open warehouse space in the rear, 4 offices, 1 breakroom, and restrooms in the front of the space. This space has 2 drive in doors.

2247 E. Hubbard (2,700 SF): Open warehouse with an office in the front of the suite, 2 restrooms, and 1 dock door.

2237 E. Hubbard (1,800 SF): 1 private office/conference room, 2 restrooms, open work areas, with 1 dock door.

2227 E. Hubbard (1,800 SF): 1 private office, restroom, and 1 dock door.

Property is located on the Northeast side of Decatur right off IL Route 48/N. 22nd St in Park 101. Park 101 is home to tenants such as Altorfer CAT, Ring Can Corporation, Phoenix Tile Distributors, Ameren IP, and CRC Global Solutions to name a few. Decatur is also home to ADM, CAT, Midland Inland Port, and Tate & Lyle. Decatur IL is centrally located lying 40 miles east of Springfield (IL), 45 miles south of Bloomington-Normal, 50 miles southwest of Champaign-Urbana, 135 miles northeast of St. Louis (MO), 150 miles west of Indianapolis (IN), and 180 miles southwest of Chicago.

OVERVIEW

Lease Price		\$5.00/SF NNN
Space Available		1,800 – 7,200 SF
Building Size		63,000 SF
Lot Size		6.0455 Ac
Tax Pins		07-07-36-403-002
Zoning		M1- Intense Commercial/Light Industrial
Year Built		1977
NNN est.		\$2.00/SF - 2023



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BUILDING SPECIFICS

Suites Available:	
2343 E Hubbard	7,200 SF
2247 E Hubbard	2,700 SF
2237 E Hubbard	1,800 SF
2227 E Hubbard	1,800 SF
Drive-in-Doors	12 total - Varies Per Suite
Dock High Doors	10 Total - Varies Per Suite
Clear Ceiling Height	14' 8"
Column Spacing	Varies Per Suite
Floor Thickness	Unknown
HVAC	Varies per Suite
Sprinkled	Wet System
Power	Varies per Suite
Enterprise Zone	N/A
TIF Zone	N/A
Parking	Plenty
Interstate Access	Within 2.5 Miles

PARK 101 – BUILDING 1



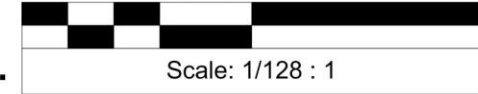
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BUILDING PLAN

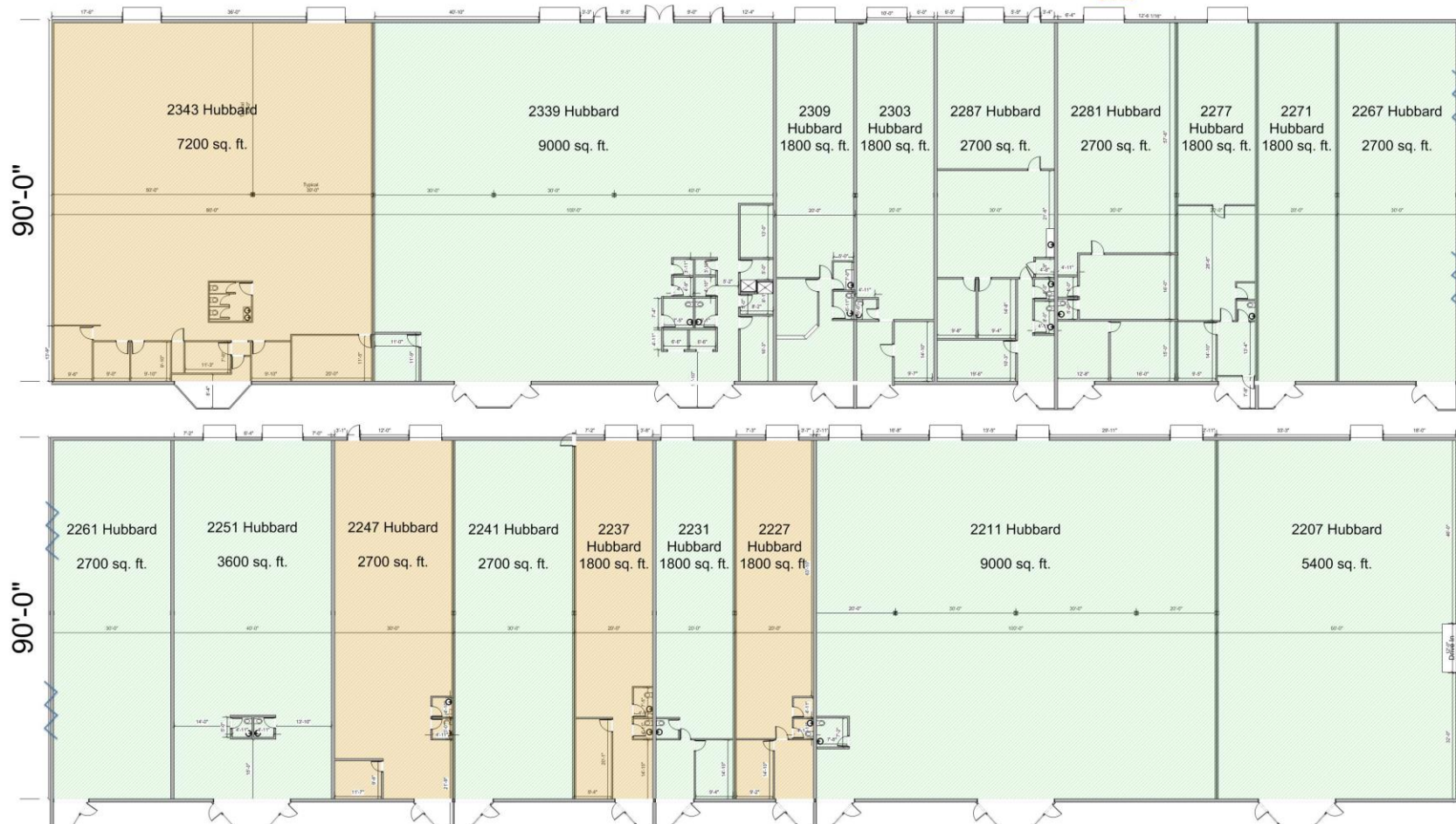


Park 101 – Building #1
2201 – 2349 E. Hubbard Ave.
Decatur, IL 62526

0 ft. 30 ft. 50 ft. 100 ft.



LEASED
AVAILABLE



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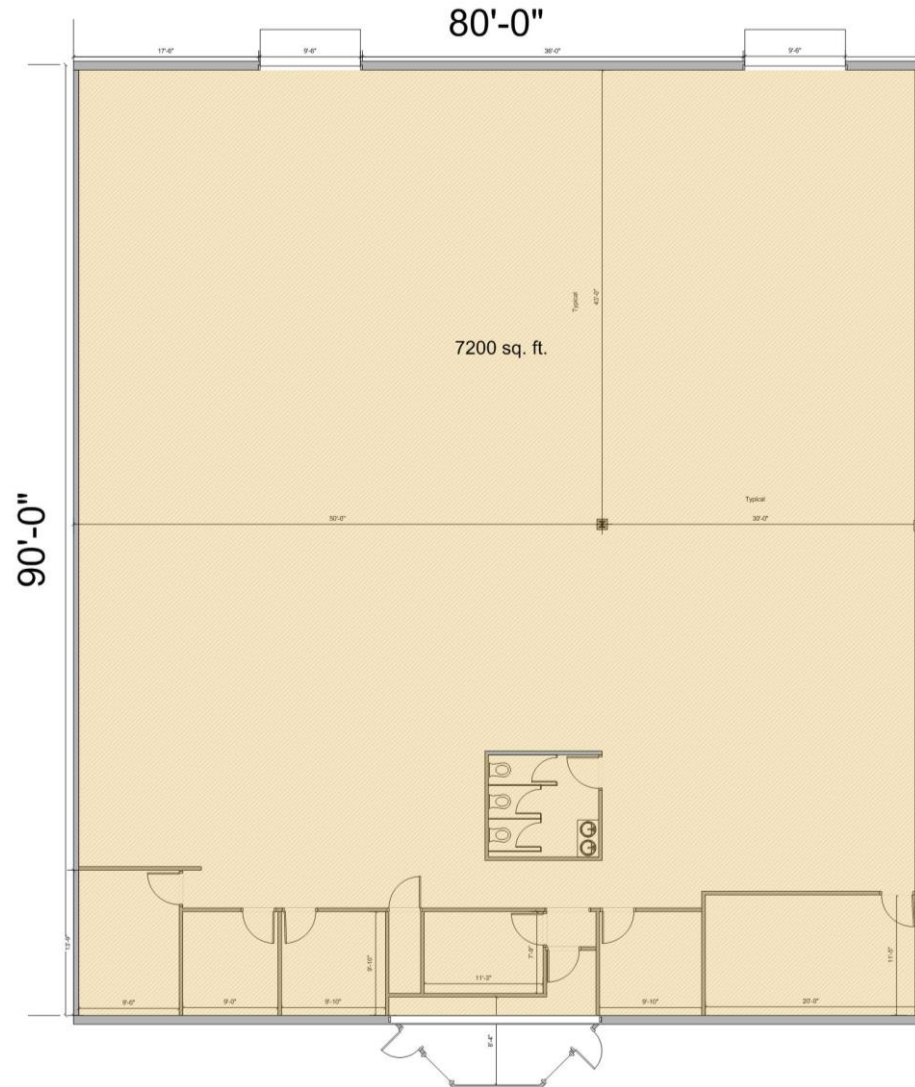
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PARK 101 – BUILDING 1



**COLDWELL BANKER
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Floor Plan – 2343 E Hubbard



Highlights– 2343 E Hubbard

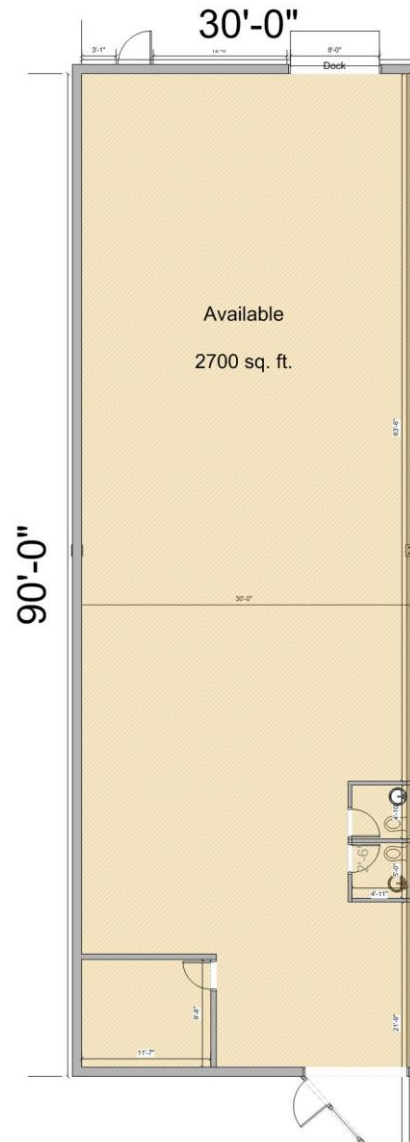
Suite	2343 E Hubbard Ave. Decatur, IL 62526
Asking Price	\$5.00/SF NNN
Available Space	7,200 SF
Warehouse Space	Approx. 6,200 SF
Office Space	Approx. 1,000 SF
Drive-in-Doors	2 Total 9'6" x 10'
Dock High Doors	None
Clear Ceiling Height	14' 8"
HVAC	Full in Office Gas Heaters in Warehouse

PARK 101 – BUILDING 1



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Floor Plan – 2247 E Hubbard



Highlights– 2247 E Hubbard

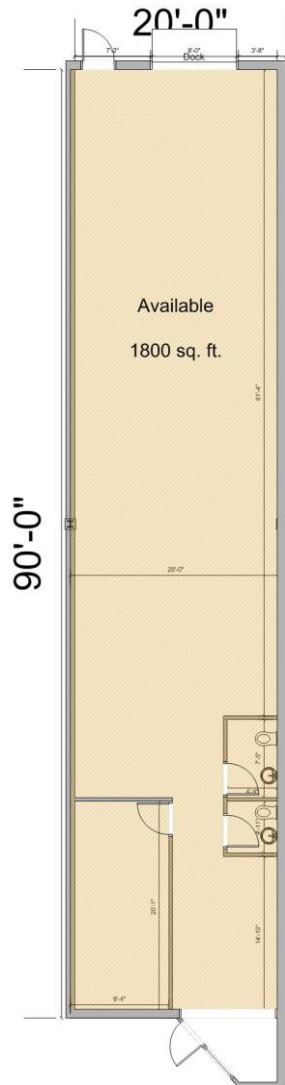
Suite	2247 E Hubbard Ave. Decatur, IL 62526
Asking Price	\$5.00/SF NNN
Available Space	2,700 SF
Warehouse Space	2,600 SF
Office Space	100 SF
Drive-in-Doors	None
Dock High Doors	1
Clear Ceiling Height	14' 8"
HVAC	Full in Office Gas Heaters in Warehouse

PARK 101 – BUILDING 1



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Floor Plan – 2237 E Hubbard



Highlights– 2237 E Hubbard

Suite	2237 E Hubbard Ave. Decatur, IL 62526
Asking Price	\$5.00/SF NNN
Available Space	1,800 SF
Warehouse Space	1,370 SF
Office Space	430 SF
Drive-in-Doors	None
Dock High Doors	1
Clear Ceiling Height	14' 8"
HVAC	Full in Office Gas Heaters in Warehouse

PARK 101 – BUILDING 1



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Floor Plan – 2227 E Hubbard



Highlights– 2227 E Hubbard

Suite	2227 E Hubbard Ave. Decatur, IL 62526
Asking Price	\$5.00/SF NNN
Available Space	1,800 SF
Warehouse Space	1,665 SF
Office Space	135 SF
Drive-in-Doors	None
Dock High Doors	1
Clear Ceiling Height	14' 8"
HVAC	Full in Office Gas Heaters in Warehouse

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AERIAL



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