OFFERING MEMORANDUM



INDUSTRIAL BUILDING FOR LEASE

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

AJ THOMA III, CCIM, SIOR 217.403.3425 ajt@cbcdr.com





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 9,000 SF with the ability to get up to 16,200 SF contiguous. There are currently 4-5 units available for immediate occupancy as well as several units that could be made available with advance notice and/or combined with adjacent units.

Currently Available:

2251 E. Hubbard (3,600 SF): Wide open warehouse space ready for buildout with 2 restrooms in the front portion of the space.

2247 E. Hubbard (2,700 SF): Open warehouse with an office in the front of the suite, 2 restrooms, older conference room, and 1 dock door. (Can be combined with 2251 for a total of 6,300 SF)

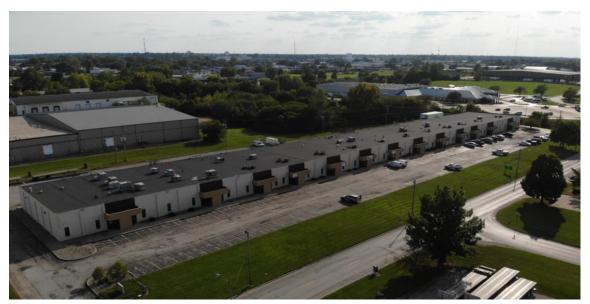
2237 E. Hubbard (1,800 SF): 1 private office, Conference room, 2 restrooms, open work areas, with 1 dock door.

2227 E. Hubbard (1,800 SF): 1 private office, restroom, and 1 dock door. (Can be combined with 2211 E. Hubbard and/or 2207 E. Hubbard.)

2211 E. Hubbard (9,000 SF): Wide open warehouse with a restroom, 3 dock doors, and 1 drive in door. Available around 1/1/2023). (Can be combined with 2227 E. Hubbard and/or 2207 E. Hubbard.)

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	\$4.50 - \$6.00/SF NNN See individual suite
Space Available	1,800 – 16,200* SF See Following Page for Suite Combinations
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.	\$1.50/SF - 2022



*Available with 120 Day notice







BUILDING SPECIFICS

Suites Available: 2343 E Hubbard 2251 E Hubbard* 2247 E Hubbard* 2237 E Hubbard 2227 E Hubbard** 2211 E Hubbard** 2207 E Hubbard**	7,200 SF (30 Day notice from 12/1/22) 3,600 SF 2,700 SF 1,800 SF 1,800 SF 9,000 SF (Available after 1/1/23) 5,400 SF (60 Day notice from 12/1/22)
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

^{*}Can Be Combined for 6,300 SF

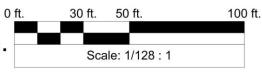
^{**}Can Be Combined for up to 16,200 SF



BUILDING PLAN



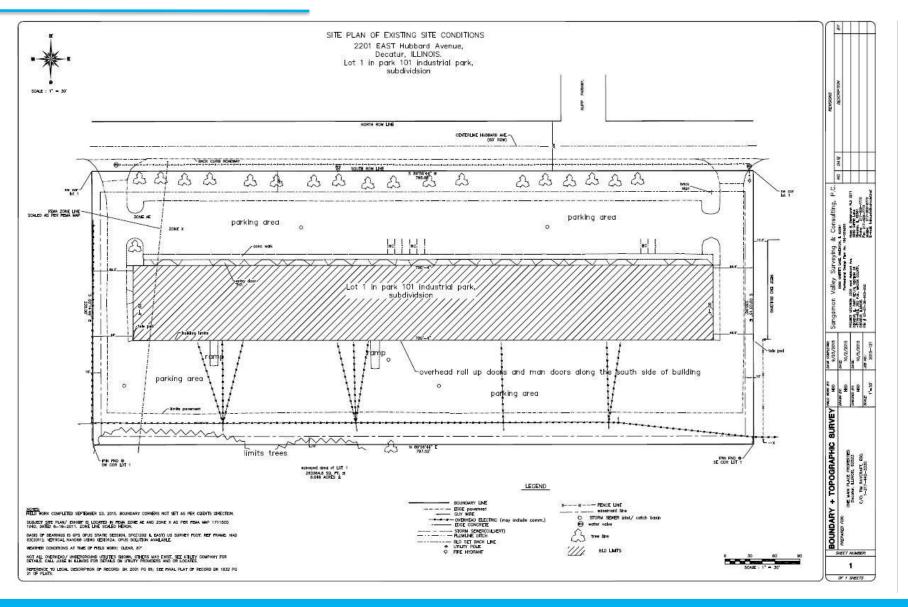
Park 101 – Building #1 2201 – 2349 E. Hubbard Ave. Decatur, IL 62526





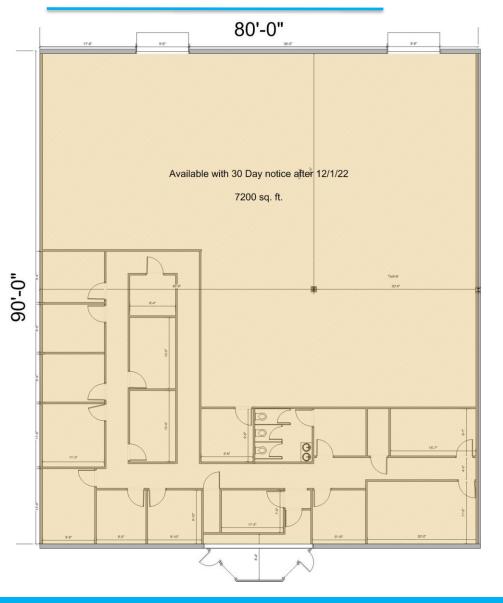


SITE PLAN





Floor Plan – 2343 E Hubbard

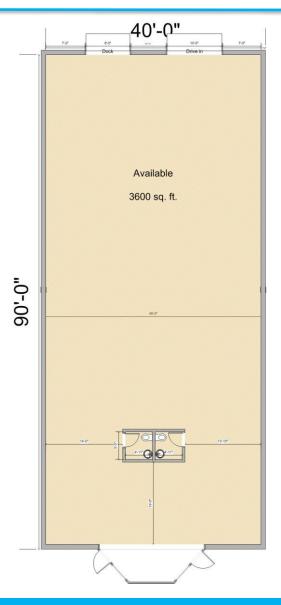


Highlights-2343 E Hubbard

Suite	2343 E Hubbard Ave. Decatur, IL 62526
Asking Price	\$4.50/SF NNN
Available Space	7,200 SF (30 Day notice from 12/1/22)
Warehouse Space	4,300 SF
Office Space	2,900 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



Floor Plan – 2251 E Hubbard

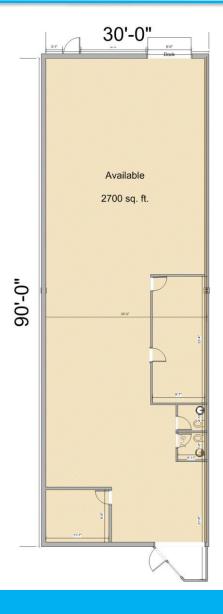


Highlights-2251 E Hubbard

Suite	2251 E Hubbard Ave. Decatur, IL 62526
Asking Price	\$4.75/SF NNN
Available Space	3,600 SF
Warehouse Space	3,600 SF
Office Space	0 SF
Drive-in-Doors	1 Total 10' x 10'
Dock High Doors	1
Clear Ceiling Height	14' 8"
HVAC	Gas Heaters in Warehouse



Floor Plan – 2247 E Hubbard

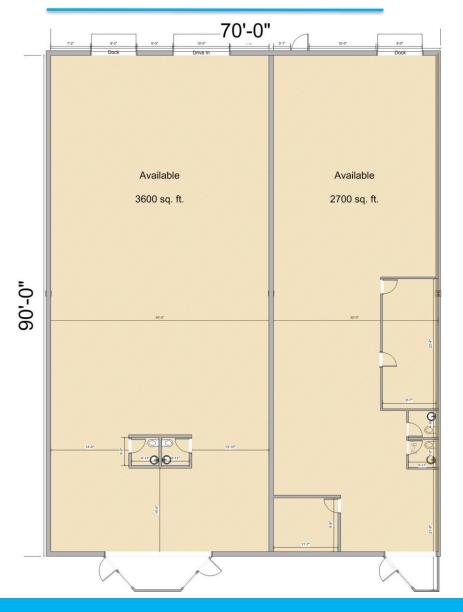


Highlights-2247 E Hubbard

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



Floor Plan – 2247 – 2251 E Hubbard

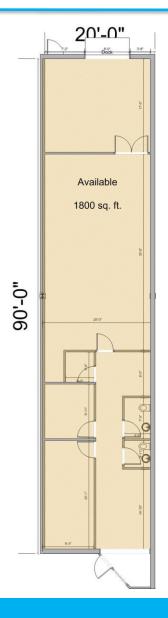


Highlights – 2247-2251 E Hubbard

Suite	2247 – 2251 E Hubbard Ave.
	Decatur, IL 62526
Asking Price	\$4.50/SF NNN
Available Space	6,300 SF
Warehouse Space	6,200 SF
Office Space	100 SF
Drive-in-Doors	1 Total
	10' x 10'
Dock High Doors	2
Clear Ceiling Height	14' 8"
HVAC	Full in Office
	Gas Heaters in Warehouse



Floor Plan – 2237 E Hubbard

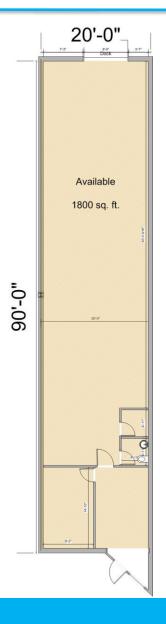


Highlights – 2237 E Hubbard

Suite	2237 E Hubbard Ave. Decatur, IL 62526
Asking Price	\$4.50/SF NNN
Available Space	1,800 SF
Warehouse Space	1,100 SF
Office Space	700 SF
Drive-in-Doors	None
Dock High Doors	1
Clear Ceiling Height	14' 8"
HVAC	Full in Office Gas Heaters in Warehouse



Floor Plan – 2227 E Hubbard

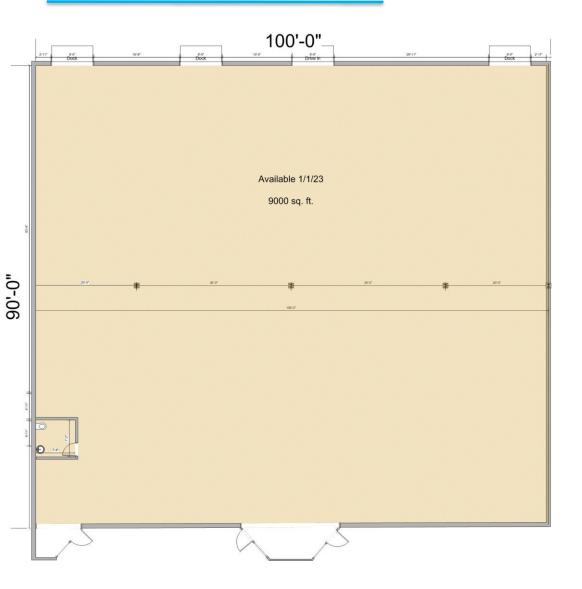


Highlights – 2227 E Hubbard

2227 E Hubbard Ave.
Decatur, IL 62526
\$6.00/SF NNN
1,800 SF
1,665 SF
135 SF
None
1
14' 8"
Full in Office Gas Heaters in Warehouse



Floor Plan – 2211 E Hubbard

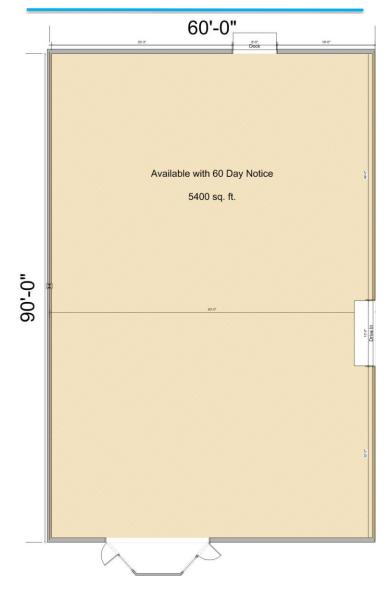


Highlights – 2211 E Hubbard

2211 E Hubbard Ave. Decatur, IL 62526
\$4.50/SF NNN
9,000 SF (1/1/2023)
9,000 SF
None Currently
1 – 8' x 8'
3
14' 8"
Gas Heaters in Warehouse



Floor Plan – 2207 E Hubbard

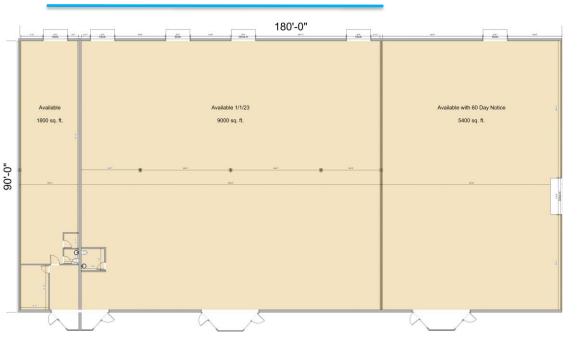


Highlights – 2207 E Hubbard

Suite	2207 E Hubbard Ave. Decatur, IL 62526
Asking Price	\$4.50/SF NNN
Available Space	5,400 SF Available with 60 Day Notice
Warehouse Space	3,400 SF
Office Space	2,000 SF
Drive-in-Doors	1 – 12' x 10'
Dock High Doors	1
Clear Ceiling Height	14' 8"
HVAC	Gas Heaters in Warehouse



Floor Plan – 2207 - 2227 E Hubbard



Highlights – 2207-2227 E Hubbard

Suite	2207 - 2227 Hubbard Ave.
	Decatur, IL 62526
Asking Price	\$4.50/SF NNN
Available Space	16,200 SF
<u>'</u>	(After 1/1/2023 with 60 Day notice)
Warehouse Space	16,200 SF
Office Space	TBD
Drive-in-Doors	1 – 8' x 8'
	1 – 12' x 10'
Dock High Doors	5
Clear Ceiling Height	14' 8"
HVAC	Full in Office
	Gas Heaters in Warehouse



AERIAL





CONTACT INFORMATION



AJ THOMA III, CCIM, SIOR
Senior Vice President
Commercial Brokerage
217.403.3425
ajt@cbcdr.com



