INDUSTRIAL PROPERTY FOR SALE

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY



765 E. Pythian Ave
Decatur, IL 62526

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for sale this industrial building located in Decatur, IL. Constructed in 1966, the property features three structures including a 19,000 SF primary industrial building, a 3,744 SF maintenance/shop building, and a 484 SF tool shed. The main building is comprised of: 18' clear heights, 3 dock doors, 1 drive in door, 385 SF two story office, 600 AMP 480V 3-Phase pawer, and 1 restroom. The building was formally used for plant-based oil refining and received a new roof around 2016. The maintenance building features: 14'7" clear heights, heat, electricity, plumbing (no restroom), and 2 drive in doors (pass through). The tool shed is a small 22' x 22' shed on the far west of the property. The entire property is fenced with roughly 2 acres of lot/laydown yard.

The property is located off Martin Luther King Jr Dr. and E. Pythian Ave, just south of Pershing Rd. in North Decatur. The area is surrounded by a mixed use of industrial users, residential properties, and retail. 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.

PROPERTY INFORMATION

Address	765 E. Pythian Ave Decatur, IL 62526
Sale Price	$300,000
Building Total SF	22,744 SF
Total Acreage	±2.73 Acres
Zoning	M1- Intense Commercial/Light Industrial
Year Built	1966
Parking	15 Total Spaces
PIN	04-12-02-178-014
RE Taxes	$13,974.60 – 2025 payable 2026



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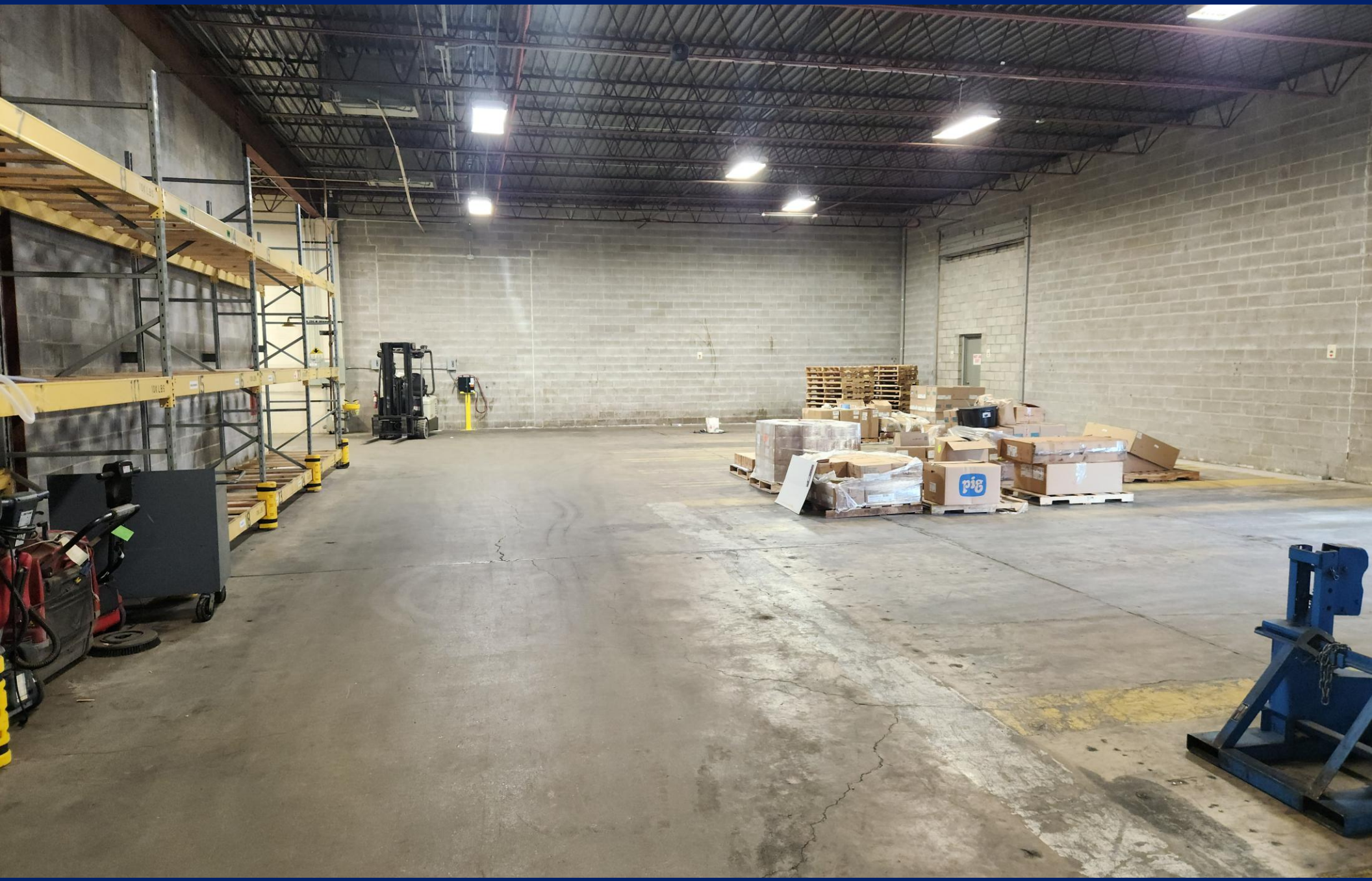


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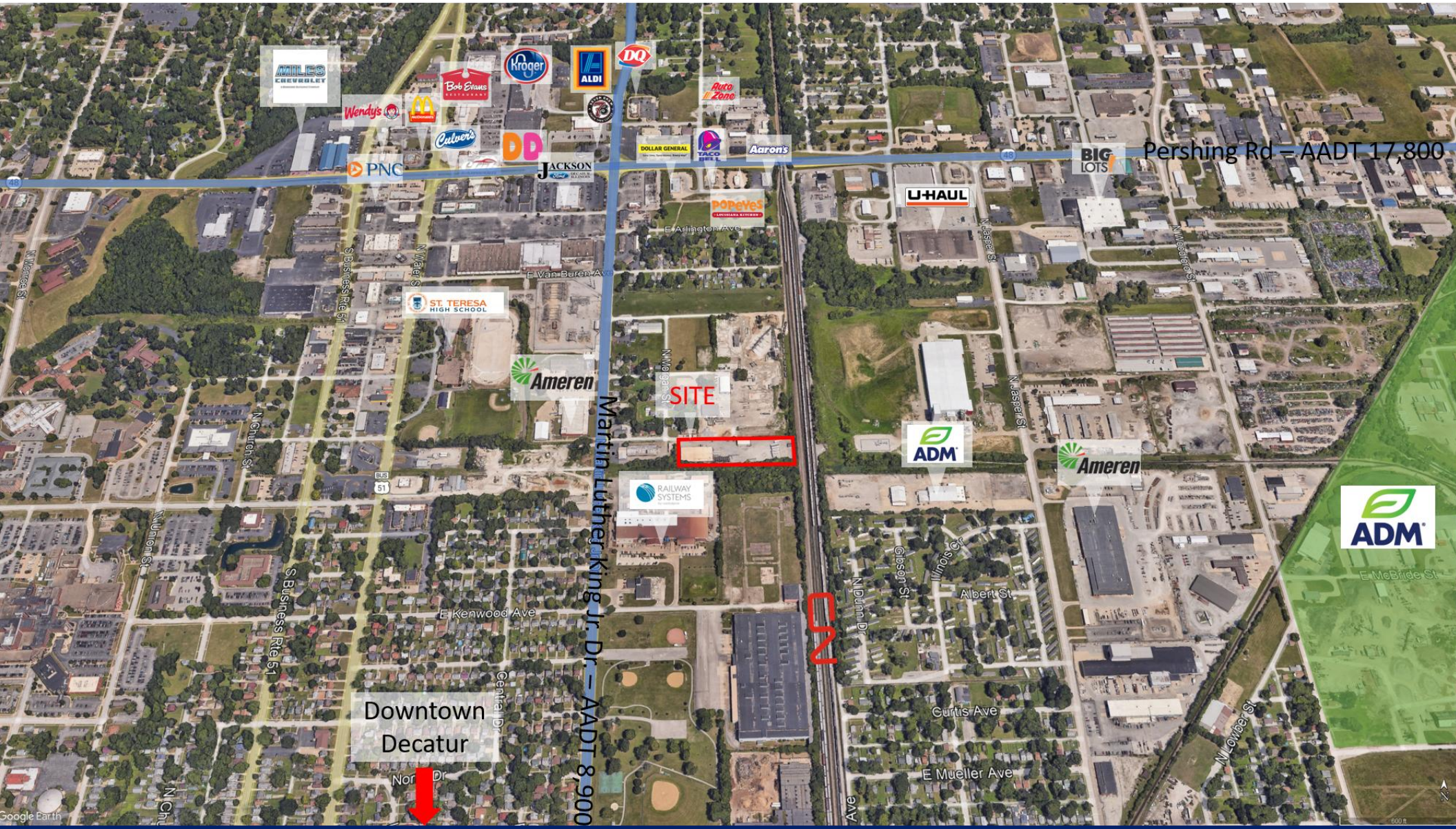
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AERIAL



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OFFERING HIGHLIGHTS

- Abundant Laydown Area
- On premises maintenance shop
- Fenced yard
- Newer Roof
- Well maintained facility

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