

FOOD GRADE MANUFACTURING FACILITY FOR SALE

150,500± SF | 13,000 AMP POWER | RAIL SERVED



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**2015 S. Main St.
Paris, IL 61944**

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COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
CHAMPAIGN, IL | 217.352.7712

Partners with:



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FOOD GRADE MANUFACTURING FACILITY FOR SALE



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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty, in partnership with Cushman & Wakefield, is pleased to exclusively offer for sale 2015 S. Main Street in Paris, Illinois, a 150,500± SF food-grade manufacturing and distribution facility situated on approximately 19.58 acres.

Originally constructed in three phases between 1993 and 2005, the facility provides a functional combination of manufacturing, warehouse, distribution and office space. The production areas offer approximately 23'6" clear height, while the warehouse areas provide approximately 28'6" clear height. Shipping and receiving are supported by eight (8) dock-high doors equipped with levelers and dock locks, along with two (2) 14' x 12' drive-in doors. The facility also includes additional mezzanine storage and is protected by a wet-pipe sprinkler system.

Approximately 4,300 SF of office and support space is incorporated into the facility and includes private offices, open bullpen space, a conference room, training room, quality control lab, employee lunchroom and restrooms serving both the office and warehouse areas. A mezzanine located above the primary office area provides additional warehouse offices, tool cages and storage.

A significant feature of the property is its existing electrical infrastructure. The facility is served by four (4) electrical services providing a combined 13,000 amps of 480V, three-phase power, consisting of one (1) 4,000-amp service and three (3) 3,000-amp services. This substantial electrical capacity, together with the property's existing manufacturing infrastructure, provides flexibility for a variety of power-intensive industrial and production uses.

The property is also rail-served by the Decatur & Eastern Illinois Railroad (DREI), with approximately 550 feet of on-site track. DREI provides connections to Canadian National in Decatur and Neoga, Norfolk Southern in Decatur, Union Pacific in Tuscola and CSX in Terre Haute. The combination of substantial electrical capacity, functional loading, rail service, clear heights and nearly 20 acres of land creates a versatile industrial facility capable of supporting a broad range of manufacturing, food and beverage, packaging, warehousing and distribution operations.

PROPERTY INFORMATION

Address	2015 S. Main St. Paris, IL 61944
Sale Price	\$7,525,000
Building Size	150,500 SF
Land Size	19.58± Acres
Zoning	M-2 Heavy Industrial
PIN	09-18-12-300-011 09-18-13-100-005
RE Taxes	\$63,763.22 (2025 payable 2026)



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BUILDING SPECIFICATIONS



Building Size	150,500± SF
Office Space	4,300± SF
Mezzanine Space	4,300± SF
Warehouse Space	146,200± SF
Drive-in Doors	2 – 14' x 12'
Dock-High Doors	8 (levelers & dock locks)
Clear Height	23' 6" & 28' 6"
HVAC	Office – Full Warehouse – Existing Chillers
Fire Protection	Wet-Pipe Sprinkler System
Power	Total: 13,000 Amp @ 480V 3-Phase 3 – 3,000 Amp @ 480V 3-Phase 1 – 4,000 Amp @ 480V 3-Phase
Rail	Yes – 550'± Track Serviced by DREI
Heating	Gas Forced Air Heat
Parking	66± Spaces Additional Trailer parking
Interstate Access	12 Miles to I-70 Within 2 miles: US 150, IL Rt. 1, IL Rt. 16, IL Rt. 133

FOOD GRADE MANUFACTURING FACILITY FOR SALE



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TRANSPORTATION & CONNECTIVITY

Strategically located in east-central Illinois, 2015 S. Main St. offers exceptional access to major transportation corridors and rail networks, connecting your operations to key markets across the Midwest and beyond.



12 MILES TO I-70

Direct access to the primary east-west freight corridor across the Midwest.



33 MILES TO I-57

Direct access to a major north-south interstate corridor.



RAIL SERVED

Approximately 550 feet of on-site track served by Decatur & Eastern Illinois Railroad (DREI).



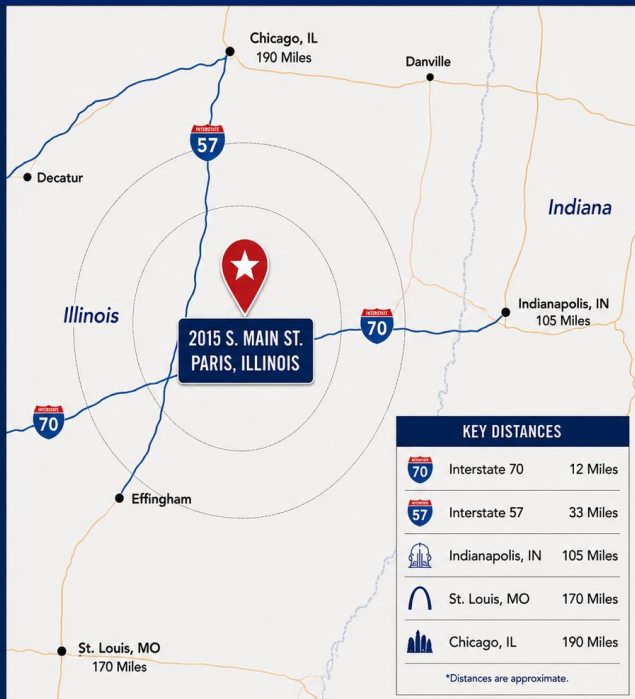
4 CLASS I CONNECTIONS

DREI provides connections to four major Class I railroads.



ESTABLISHED INDUSTRIAL CORRIDOR

Situated within a proven manufacturing and distribution hub with a strong industrial workforce.



RAIL CONNECTIVITY

On-site rail service provided by Decatur & Eastern Illinois Railroad (DREI) with connections to four major Class I railroads.



NORFOLK SOUTHERN

Via DREI interchanges in Decatur, IL

Access to:

- Atlanta
- Louisville
- East Coast
- Gulf Coast

UNION PACIFIC

Via DREI interchanges in Neoga, IL

Access to:

- Kansas City
- Dallas
- Los Angeles
- West Coast Ports

CANADIAN NATIONAL

Via DREI interchanges in Decatur, IL

Access to:

- Chicago
- Memphis
- New Orleans
- Canada

CSX TRANSPORTATION

Via DREI interchanges in Decatur, IL

Access to:

- Baltimore
- Jacksonville
- Southeast U.S.
- Atlantic Ports



RAIL ADVANTAGE.

Cost-effective shipping, enhanced supply chain reliability, and direct access to all major U.S. rail networks.

DEMOGRAPHICS

POPULATION	5-MILES	10-MILES	25-MILES
2020 Population (Census)	10,112	13,003	155,354
2026 Population	9,620	12,358	152,446
2031 Population (Projected)	9,323	11,973	150,913
HOUSHOLDS	5-MILES	10-MILES	25-MILES
2020 Households (Census)	4,459	5,610	62,652
2026 Households	4,404	5,540	63,382
2031 Households (Projected)	4,356	5,482	63,721
INCOME	5-MILES	10-MILES	25-MILES
2026 Median HH Income	\$60,121	\$64,952	\$68,638
2026 Avg. HH Income	\$76,154	\$82,723	\$91,112
2026 Per Capita Income	\$35,324	\$38,125	\$38,841

LOCATION OVERVIEW

The property is strategically located along Illinois Route 1/South Main Street in Paris, Illinois, approximately 20 miles northwest of Terre Haute, Indiana. The facility is within two miles of U.S. Route 150 and Illinois Routes 16 and 133, with Interstate 70 approximately 12 miles south, providing convenient access to the I-70 corridor and the broader Midwest transportation network.

The property is rail-served by the Decatur & Eastern Illinois Railroad (DREI), providing connectivity to Canadian National, Norfolk Southern, Union Pacific and CSX. Its location within an established industrial corridor is further supported by nearby manufacturing operations, including North American Lighting immediately south of the property.

Situated near the Illinois-Indiana border, the property provides access to both the East Central Illinois and western Indiana markets, including the larger Terre Haute labor and business market. Indianapolis is approximately 105 miles away, St. Louis approximately 170 miles, and Chicago approximately 190 miles, positioning the facility to serve manufacturing and distribution operations throughout the Midwest.

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STRATEGIC MIDWEST DISTRIBUTION REACH

★
DRIVE TIME FROM
PARIS, ILLINOIS



3 HOURS

Up to ~200 Miles
Central Illinois & Indiana



6 HOURS

Up to ~400 Miles
Major Midwest Markets



9 HOURS

Up to ~600 Miles
Extended Midwest Reach



12 HOURS*

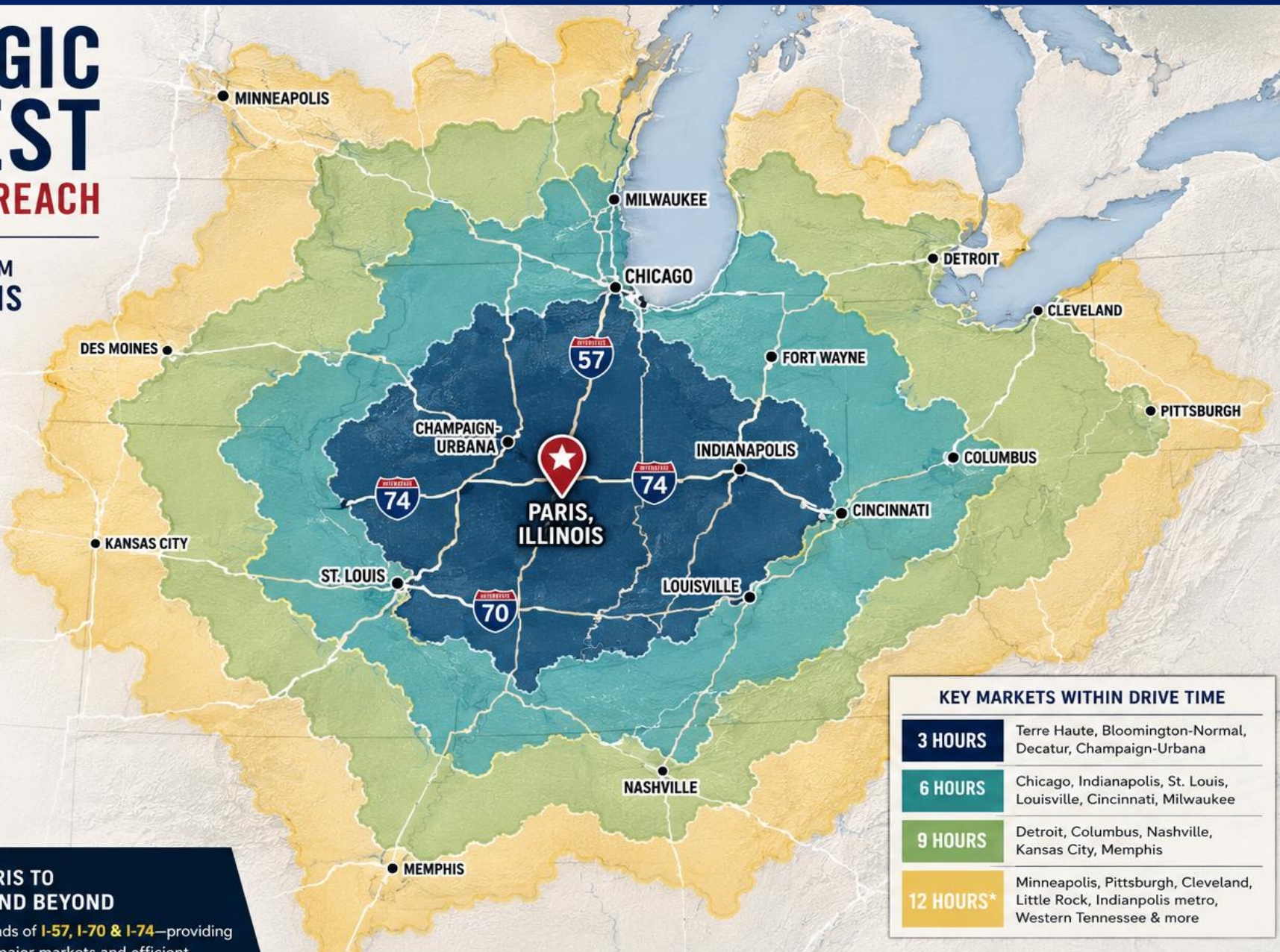
Up to ~800 Miles
Broader Logistics Reach

**12-hour band is for logistics /
travel-time reference only.
Single-driver HOS limit is
11 hours of driving after
10 consecutive hours off.*



CONNECTING PARIS TO THE MIDWEST AND BEYOND

Located at the crossroads of **I-57, I-70 & I-74**—providing exceptional access to major markets and efficient distribution across the heart of the U.S.



KEY MARKETS WITHIN DRIVE TIME

3 HOURS

Terre Haute, Bloomington-Normal, Decatur, Champaign-Urbana

6 HOURS

Chicago, Indianapolis, St. Louis, Louisville, Cincinnati, Milwaukee

9 HOURS

Detroit, Columbus, Nashville, Kansas City, Memphis

12 HOURS*

Minneapolis, Pittsburgh, Cleveland, Little Rock, Indianapolis metro, Western Tennessee & more

Drive times are based on typical truck routes under normal traffic conditions.
Actual times may vary.

Source: ESRI StreetMap Premium for ArcGIS

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EXTERIOR & SITE PHOTOS



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Partners with:



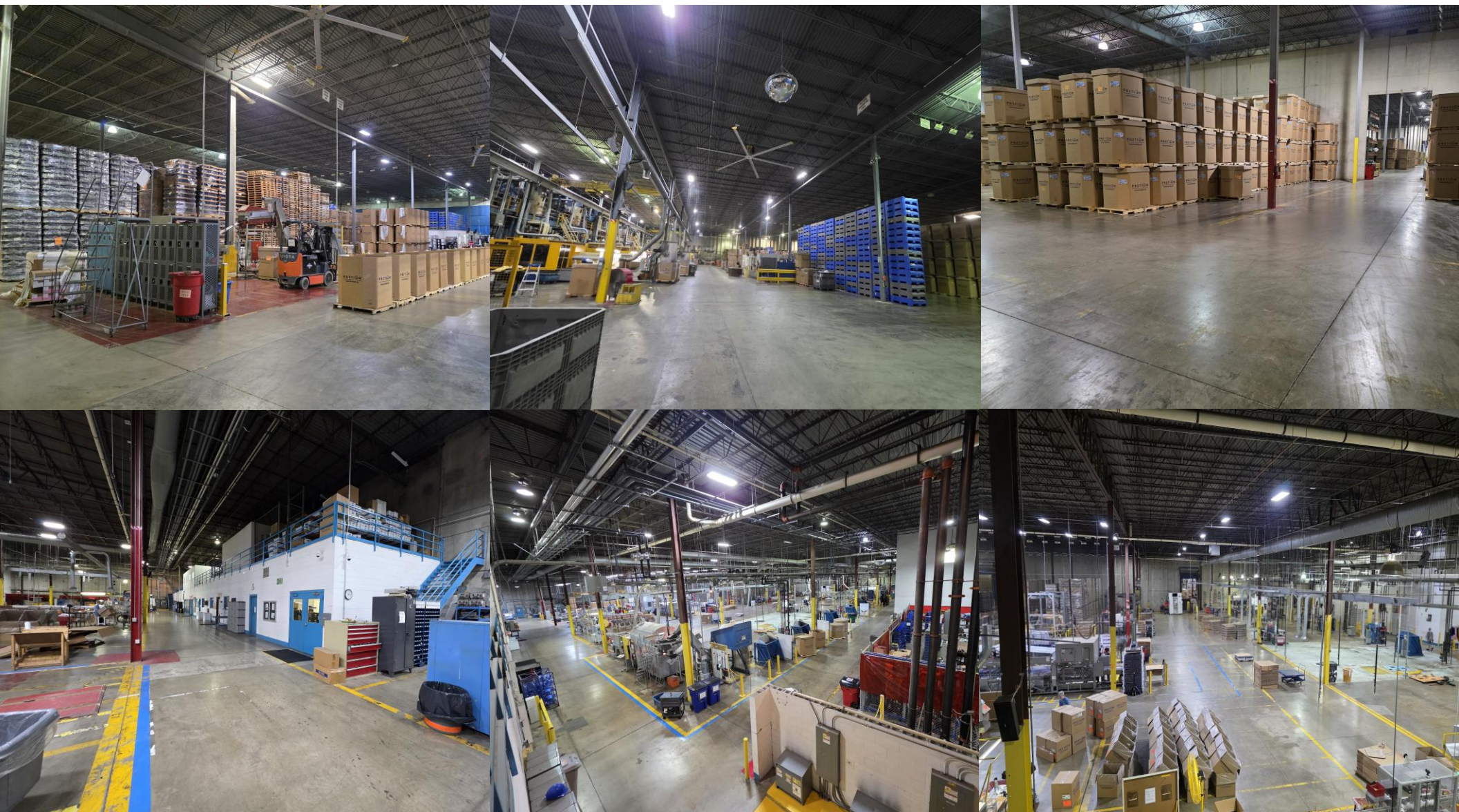
CUSHMAN &
WAKEFIELD

FOOD GRADE MANUFACTURING FACILITY FOR SALE



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MANUFACTURING & WAREHOUSE INTERIOR



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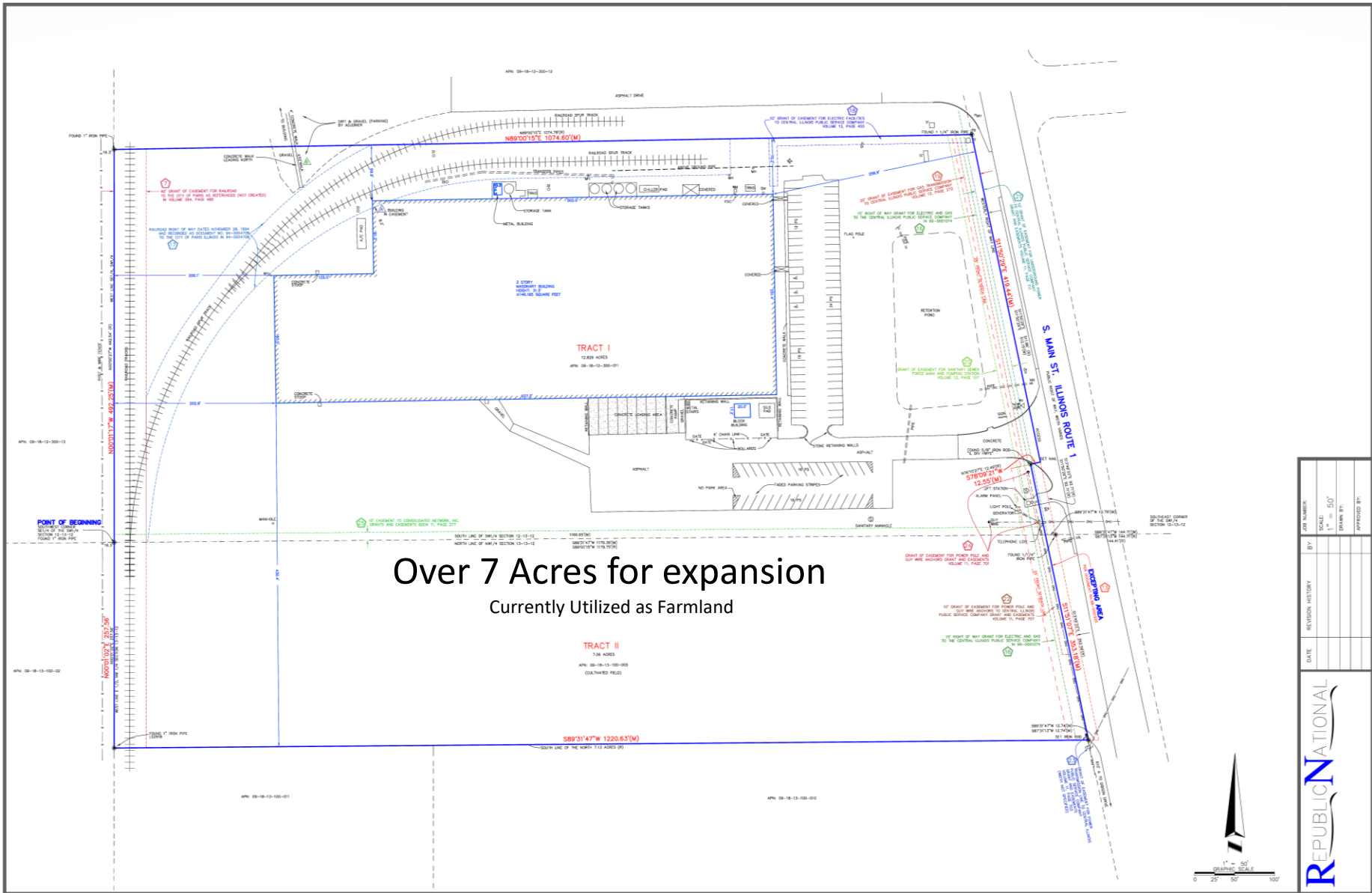
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CUSHMAN &
WAKEFIELD

FOOD GRADE MANUFACTURING FACILITY FOR SALE

SITE PLAN



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AERIAL



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OFFERING HIGHLIGHTS

- Food-Grade Manufacturing & Distribution Facility
- 13,000 Amps of 480V, 3-Phase Power
- 23'6" – 28'6" Clear Heights
- Rail Served by DREI with Connectivity to Four Class I Railroads
- 19.58± Acres | 12 Miles to I-70
- 8 Dock-High Doors + 2 Drive-In Doors