



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Automotive/Industrial Service Building For Sale or Lease

\$125,000 | \$5.00 / SF NNN



FOR SALE / LEASE

315 N. Masterson St

Viriden, IL 62690

3,000 SF

WAREHOUSE

ASKING PRICE

\$125,000

LEASE PRICE

\$5.00 / SF NNN

BUILDING SIZE

3,000 SF

TAX PIN

08-000-364-00

RE TAXES

\$2,106.04

ZONING

Commercial

PROPERTY DESCRIPTION

Former automotive service facility offering a 40' x 75' steel-frame building with an open workshop layout, concrete floors, insulated metal walls and roof, and radiant tube heating. Three drive-in doors – two 10't x 10'w and one 10't x 12'w – provide convenient access for vehicles, equipment, and material storage. The building offers 10'6" eave height and 13' to the underside of the roof deck.

Existing automotive improvements include a vehicle lift, tire alignment system, two stationary air compressors, service pit and grated floor trench. Additional improvements include a private office with adjoining service counter and a restroom with shower. The existing configuration is well suited for automotive, contractor, service, and light industrial users, while the open shop area may also accommodate smaller warehouse or storage needs.



BLAKE PRYOR

217.725.9518

bpryor@cbcdr.com

cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
Springfield, IL
217-547-6650

© 2026 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

Automotive/Industrial Service Building For Sale or Lease

\$125,000 | \$5.00 / SF NNN

FOR
SALE/LEASE

BUILDING SPECIFICS

Building Size	3,000 SF (40' wide x 75' long)
Drive-in-Doors	3 Total: 2 – 10't x 10'w, 1 – 10't x 12'w
Clear Heights	13' (bottom of roof deck) 10'6" (bottom of the eave)
Power	200 Amps
Heating	Radiant Tube Heating
Equipment Included	Two (2) Air Compressors; One (1) Vehicle Lift; One (1) Tire Alignment System



BLAKE PRYOR
217.725.9518
bpryor@cbcdr.com
cbcdr.com





**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Automotive/Industrial Service Building For Sale or Lease

\$125,000 | \$5.00 / SF NNN

FOR
SALE/LEASE

PHOTOS



Open Workshop



Office



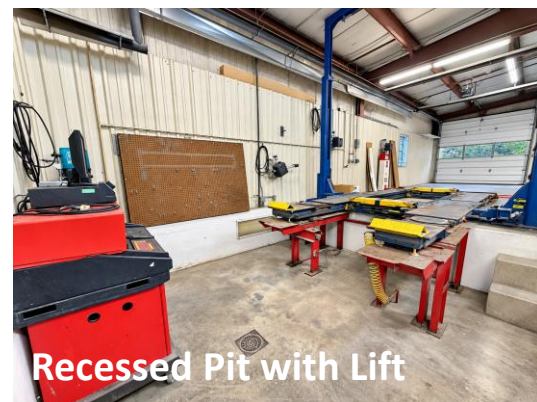
Office/Room



Open Workshop



Open Workshop



Recessed Pit with Lift



BLAKE PRYOR
217.725.9518
bpryor@cbcdr.com
cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
Springfield, IL
217-547-6650

© 2026 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.