MARKETING BROCHURE

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

6200 S. 2nd St
Springfield, IL 62711

FOR LEASE

Industrial Facility Opportunity for Distribution, Warehouse, or Institutional Tenant



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OVERVIEW

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) presents up to 12,000 SF of warehouse space near Interstate 55 on Springfield's south side.

There are two suites available for lease. **Suite A (south-endcap)** offers 6,000 SF of heated warehouse space (20'–23'6" clear heights, 30' column spacing) including 900 SF finished with an open work area, 1 private room, and 2 restrooms. Loading options include one grade-level door (14't x 12'w) and one dock-high door (10't x 8'w). **Suite C (in-line)** offers 6,000 SF of heated warehouse (20'–23'6" clear heights, 30' column spacing) including 927 SF finished with an open display/work area, 2 private rooms that could be restrooms, and an 840 SF loft space that has open work area and a conference room with a restroom.. Loading options include one grade-level door (12't x 10'w) and one dock-high door (10't x 10'w). There is 120/240 V single-phase power and 6 dedicated parking spaces per suite. The property is ideal for distribution, warehousing, or institutional use.

Located just off Toronto Rd (16,600 AADT) and less than half a mile from Interstate 55 (46,300 AADT), which is part of the historic US Route 66 from Chicago to St. Louis. The site offers excellent regional access. The University of Illinois at Springfield is located east of this site. Nearby sites include the Community Bankers Association, the State of Illinois, Hope School Foundation, Illinois Propane Gas Association, Boy Scouts of America, and Giffin Winning Law Firm. Also, there is a small industrial park to the northeast, shopping/retail to the south, and neighborhoods surrounding Lake Springfield to the southeast.

PROPERTY INFORMATION

ADDRESS	**6200 S. 2nd St, Springfield, IL 62711**
AVAILABLE SPACE	**Suite A** (south end-cap) – 6,000 SF **Suite C** (adjacent to north end-cap) – 6,000 SF
LEASE RATE	$8.00 / SF / Modified Gross
LOT SIZE	4.44 AC
ZONING	B-2, Retail Business District (Sangamon County)



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BUILDING SPECIFICS

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Total Available Building Space	12,000 SF
Finished Space	Suite A – 900 SF Suite C – 927 SF + 840 SF loft
Warehouse Space	Suite A – 5,100 SF Suite C – 5,073 SF
Drive-in-Doors	Suite A – 1 Total – 14’t x 12’w Suite C – 1 Total – 12’t x 10’w
Dock High Doors	Suite A – 1 Total –10’t x 8’w Suite C – 1 Total – 10’t x 10’w
Clear Heights	20’ – 23’6” (bottom of roof deck)
Power	120/240 V; 1-PH
TYP Column Spacing	30’
HVAC	Suspended Heater in Warehouse, Central Air/Heat Pump in Office
Sprinkler	None
Interstate Access	Within ½ Mile (Interstate 55)

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REGIONAL MAP

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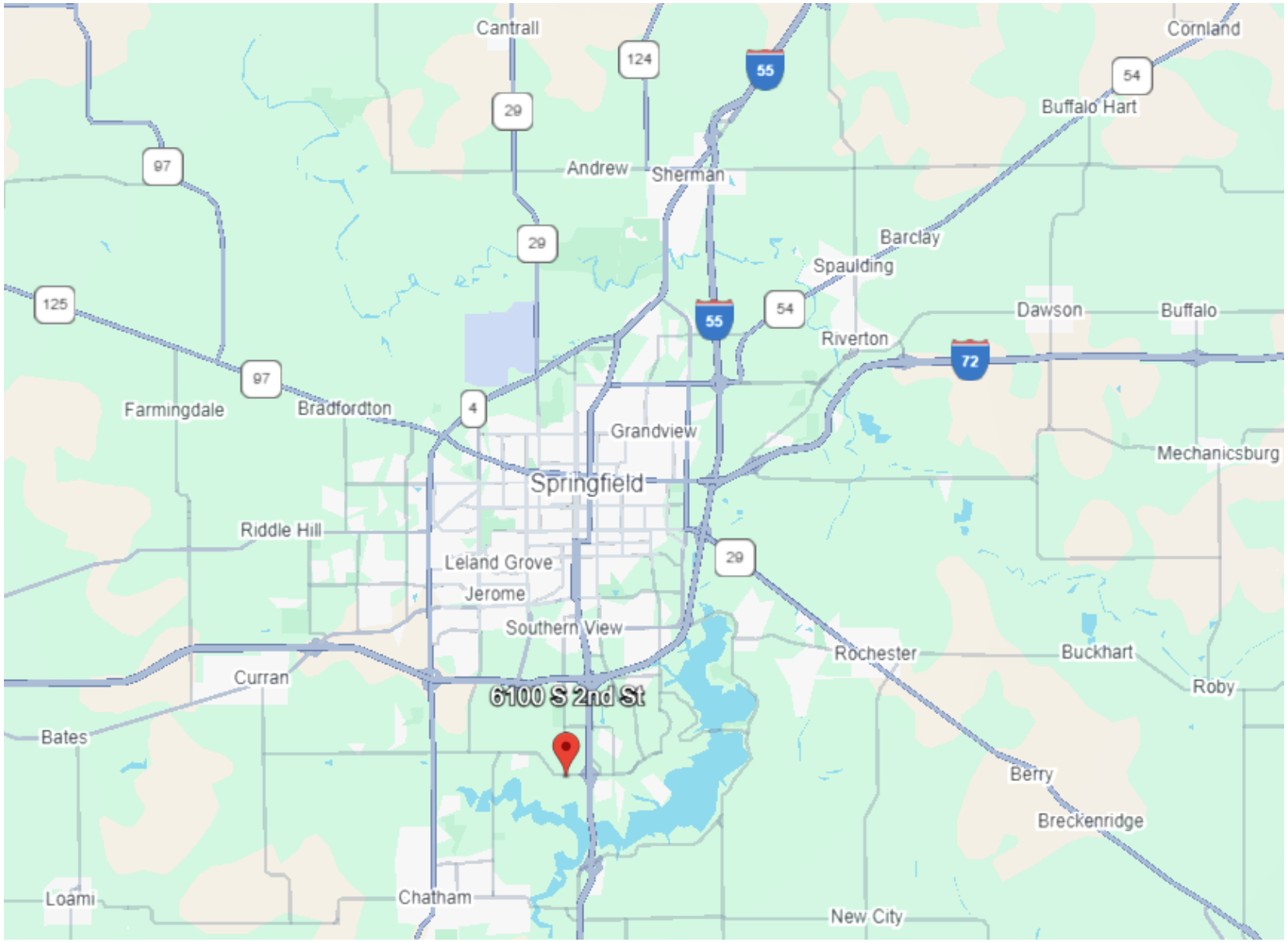

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AERIAL MAP

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EXTERIOR PHOTOS

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SUITE A INTERIOR PHOTOS

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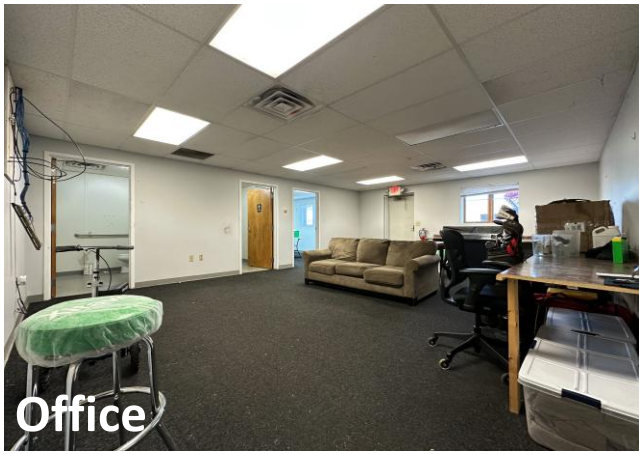

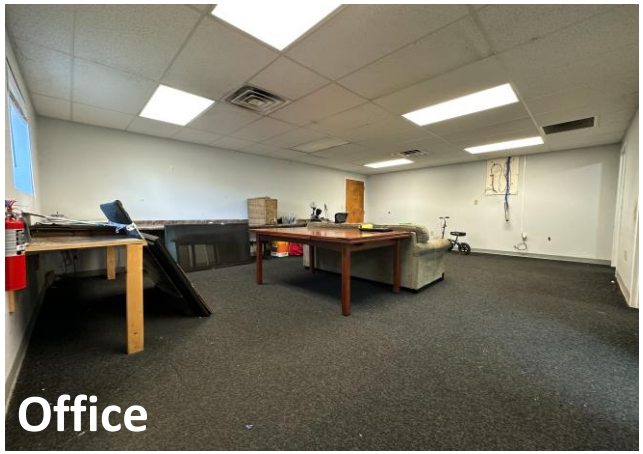

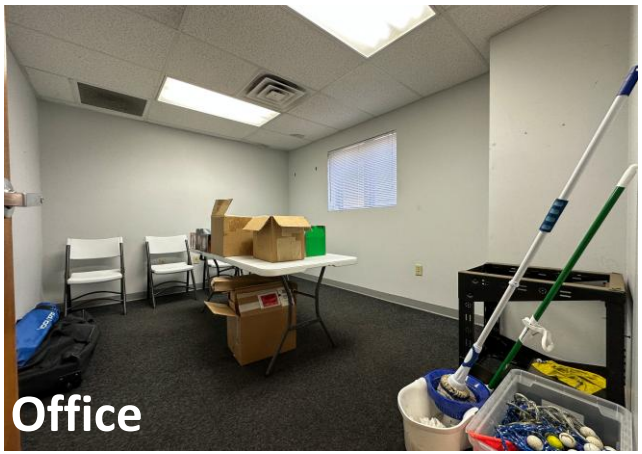

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SUITE C INTERIOR PHOTOS

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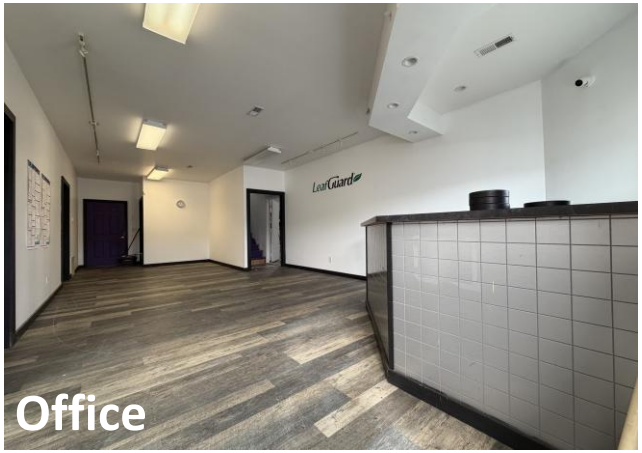
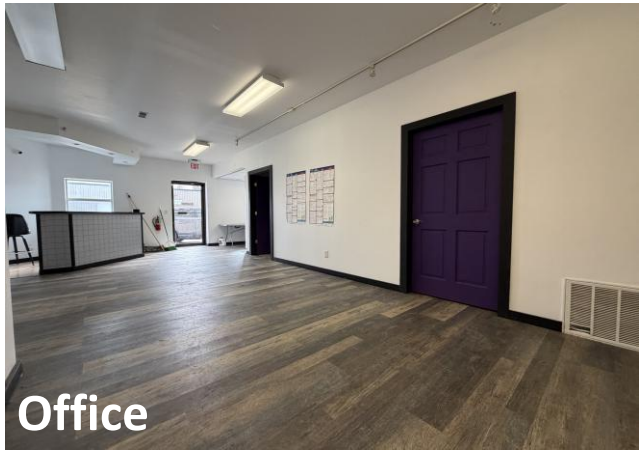
Warehouse


Warehouse


Warehouse


Office


Office


Office (Loft Space)

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CBCDR SPRINGFIELD OFFICE

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CBCDR.COM



PROPERTY HIGHLIGHTS

- 12,000 SF Heated WH + OFF Space
- End-Cap Space + In-Line Space
- Grade-Level + Dock High Doors
- 20-23’6”’ Clear Heights
- Single-Phase Power
- Easy Access to Interstate 55

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