

OFFICE/FLEX FACILITY

12,500 SF | 5.25 AC | \$299,000 | \$5.00 / SF / Net



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

925 E. Ridgely Ave
Springfield, IL 62702

Freestanding Office/Flex
Facility with Loading Docks,
Secure Yard, & Expansion
Land **For Sale or Lease**

BLAKE PRYOR, CCIM

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**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

Springfield, IL
217-547-6650

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OVERVIEW



**COLDWELL BANKER
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Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to offer for sale or lease this freestanding office/flex facility with loading docks, a secure yard, & expansion land in Springfield, IL.

Previously occupied by the Illinois Department of Public Health's Division of Vital Records for several decades, the property is well-suited for a large office user seeking a combination of private offices and open work areas. Alternatively, the building may appeal to industrial, contractor, service, storage, distribution, and other commercial users seeking convenient access to Springfield's central business and institutional districts. The building features two (2) 12't x 10'w loading docks, 16' clear heights, 400A, 120/240V, 3-phase electrical service, and a 6" wet-pipe automatic fire sprinkler system. Recent improvements include a 40-gallon water heater (2023) and three HVAC units ranging from 5 to 10 tons (2023–2026). The property also offers perimeter fencing, a commercial gate access control system, and ample on-site parking.

Additionally, there is the **more than 3 acres of underutilized land** included with the property. The next user could expand the existing building, construct additional buildings, increase parking capacity, or accommodate outdoor storage and operations.

The property is situated within Springfield's established north-side commercial market, offering convenient access to the Illinois State Fairgrounds, Downtown Springfield, and the city's major healthcare institutions. Its location provides proximity to established commercial corridors, employment centers, and institutional destinations, making it attractive to a variety of office, industrial, service, and commercial users.

The property is also located within the **Peoria Road Redevelopment Project Area Tax Increment Financing (TIF) District**. Qualifying redevelopment costs may be eligible for assistance, subject to City review and approval.

PROPERTY INFORMATION

ADDRESS	925 E. Ridgely Ave, Springfield, IL 62702
AVAILABLE SPACE	12,500 SF
ASKING PRICE	\$299,000
LEASE RATE	\$5.00 / SF / Net
LOT SIZE	5.25 AC
ZONING	I-1, Light Industrial District
YEAR BUILT	1973
PARKING	61 Spaces



LOT LIST



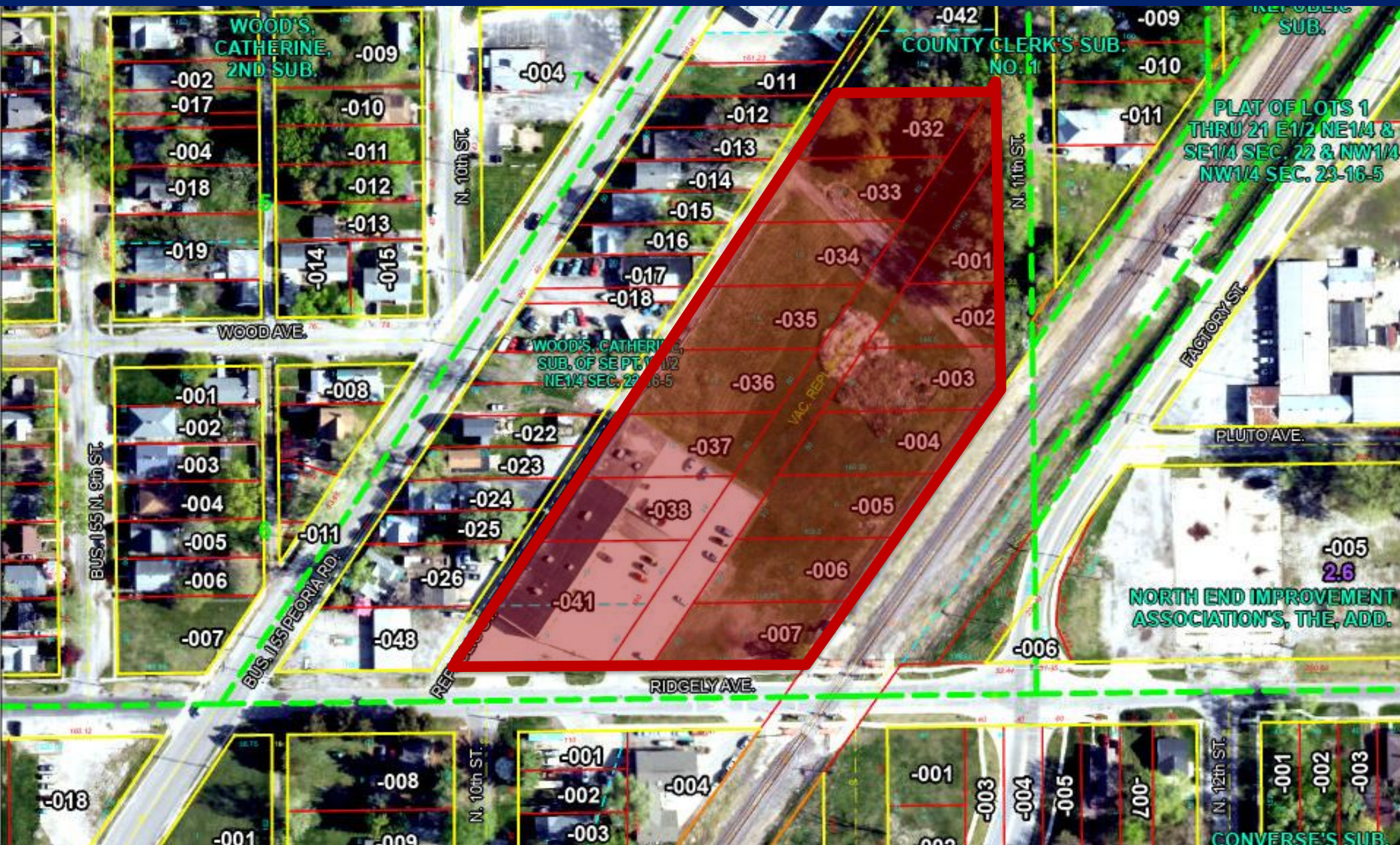
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ADDRESS	TAX ID#	DIMENSIONS	LAND AREA (SF)	ZONING	RE TAXES
925 E. Ridgely Ave	14-22.0-260-041	160 x 160	25,600	I-1	\$2,783.70
925 E. Ridgely Ave	14-22.0-260-045	-	32,234	I-1	\$833.28
1800 N. 11th St	14-22.0-260-038	80 x 160	12,800	I-1	\$330.82
1800 N. 11th St	14-22.0-260-037	80 x 160	12,800	I-1	\$330.82
1800 N. 11th St	14-22.0-260-036	80 x 160	12,800	I-1	\$330.82
1800 N. 11th St	14-22.0-260-035	80 x 160	12,800	I-1	\$330.82
1800 N. 11th St	14-22.0-260-034	80 x 160	12,800	I-1	\$330.82
1800 N. 11th St	14-22.0-260-033	80 x 160	12,800	I-1	\$330.82
1800 N. 11th St	14-22.0-260-032	80 x 160	12,800	I-1	\$330.82
1700 N. 11th St	14-22.0-261-001	-	7,120	I-1	\$184.12
1700 N. 11th St	14-22.0-261-002	-	8,724	I-1	\$225.66
1700 N. 11th St	14-22.0-261-003	80 x 155.75	12,460	I-1	\$322.00
1700 N. 11th St	14-22.0-261-004	80 x 169.63	13,570	I-1	\$350.82
1700 N. 11th St	14-22.0-261-005	80 x 166.88	13,350	I-1	\$345.16
1700 N. 11th St	14-22.0-261-006	80 x 163.88	13,110	I-1	\$338.92
1700 N. 11th St	14-22.0-261-007	80 x 161.13	12,890	I-1	\$333.26
TOTAL			228,658 SF / 5.25 AC		\$8,032.66

PLAT MAP



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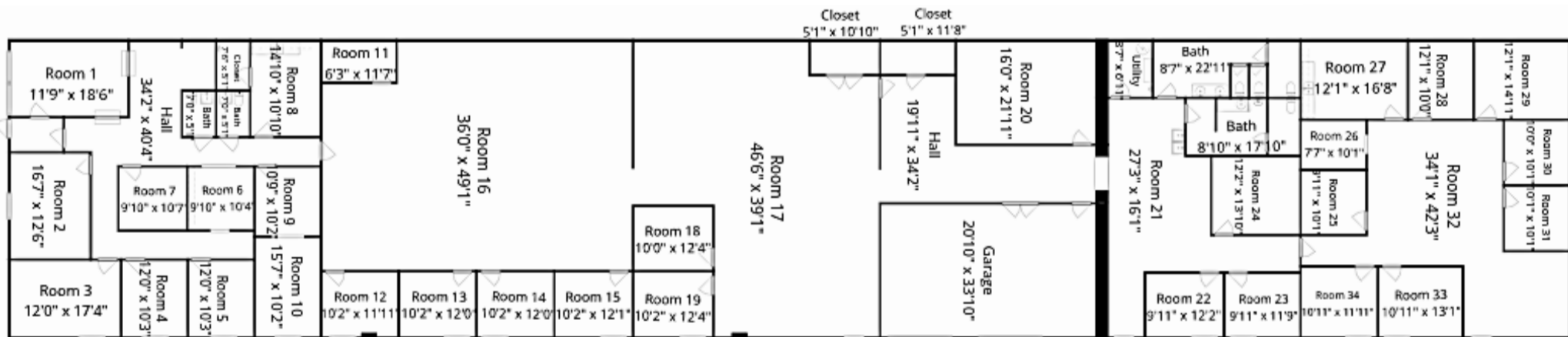
FLOOR PLAN



**COLDWELL BANKER
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**MAIN
ENTRANCE**



LOADING DOCKS

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EXTERIOR PHOTOS



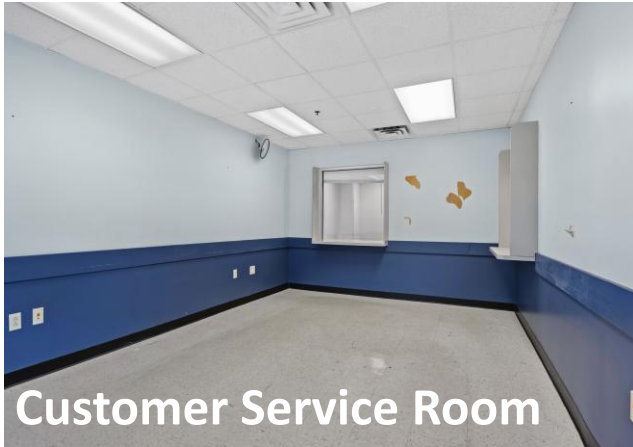
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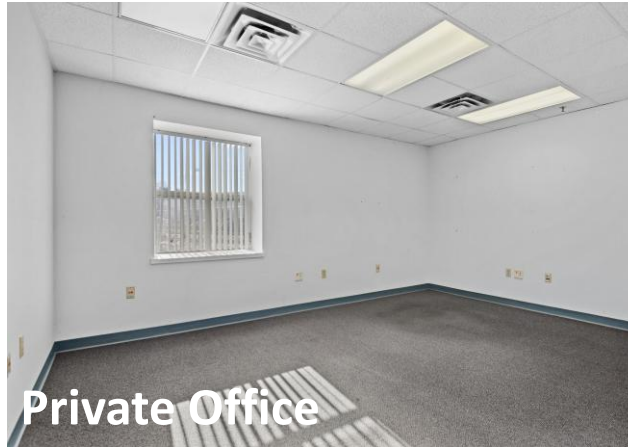
INTERIOR PHOTOS



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Customer Service Room



Private Office



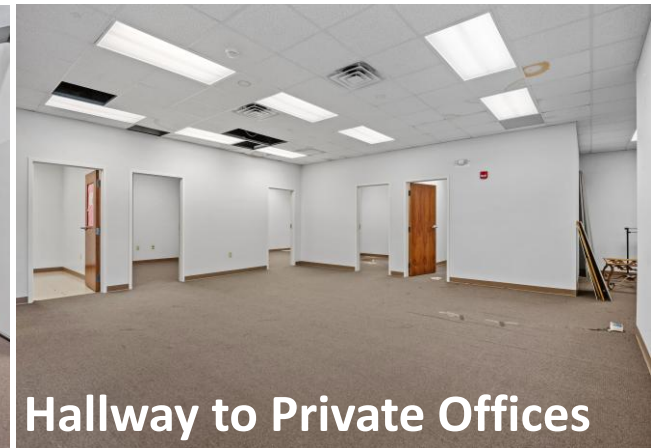
Break Room



Open Work Area



Loading Docks



Hallway to Private Offices

CONTACT



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CBCDR SPRINGFIELD OFFICE

3109 Markwood Ln
Springfield, IL 62712

CBCDR.COM



PROPERTY HIGHLIGHTS

- 12,500 SF Office/Flex Building
- 5.25 AC (3+ AC Underutilized)
- Fenced & Gated Site
- Two 12't x 10' Loading Docks
- 16' Clear Height
- 3-Ph Power + Wet Sprinkler System