

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

4524 Industrial Ave
Springfield, IL 62703

FOR LEASE

Tilt-Up Concrete Warehouse
Facility in the Springfield
Industrial Park

BLAKE PRYOR, CCIM

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DEVONSHIRE REALTY**

Springfield, IL
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USE AGREEMENT



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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to exclusively offer a 6,480 SF freestanding tilt-up concrete warehouse facility on a large lot located within the Springfield Industrial Park, just off Interstate 55 in Springfield, IL.

The property offers 4,945 SF of heated warehouse space (16' clear height) plus 1,535 SF finished with a reception area, 3 private offices, and a conference or break room complete with wall-mounted cabinetry and sink base units. The finished space has full HVAC, 2 ADA-compliant restrooms, and a dedicated riser room equipped with a wet fire sprinkler system, utility sink, and mop sink.

Loading options include one dock door (9't x 8'w) and one drive-in door (14't x 10'w) in the front section, and one drive-in door (10't x 8'w) in the rear section. There is 110V/ single-phase power in the building. Situated on over 3 acres, the property offers significant flexibility for users seeking expanded parking, outdoor storage, laydown yard use, or future development. The site currently includes 5 marked parking spaces. The property is ideal for distribution, warehousing, light manufacturing, or institutional use. Located in an Enterprise Zone, the property may provide valuable tax incentives for qualified users.

Strategically positioned within the Springfield Industrial Park, the property is less than 1 mile from Interstate 55, which sees approximately 50,800 vehicles per day, providing excellent regional connectivity. The surrounding community is home to a strong mix of established users, including Dr. Pepper/Keurig, Kwik Wall, Office Essentials, Accel Entertainment, and Red Bull Distribution Company, along with a variety of government facilities, small + medium-sized + large warehouse operators, and storage unit facilities.

PROPERTY INFORMATION

ADDRESS	4524 Industrial Ave, Springfield, IL 62703
AVAILABLE SPACE	6,480 SF
LEASE RATE	\$8.80 / SF / Modified Gross
LOT SIZE	3.28 AC
ZONING	I-1, Light Industrial District
YEAR BUILT	1997



BUILDING SPECIFICS



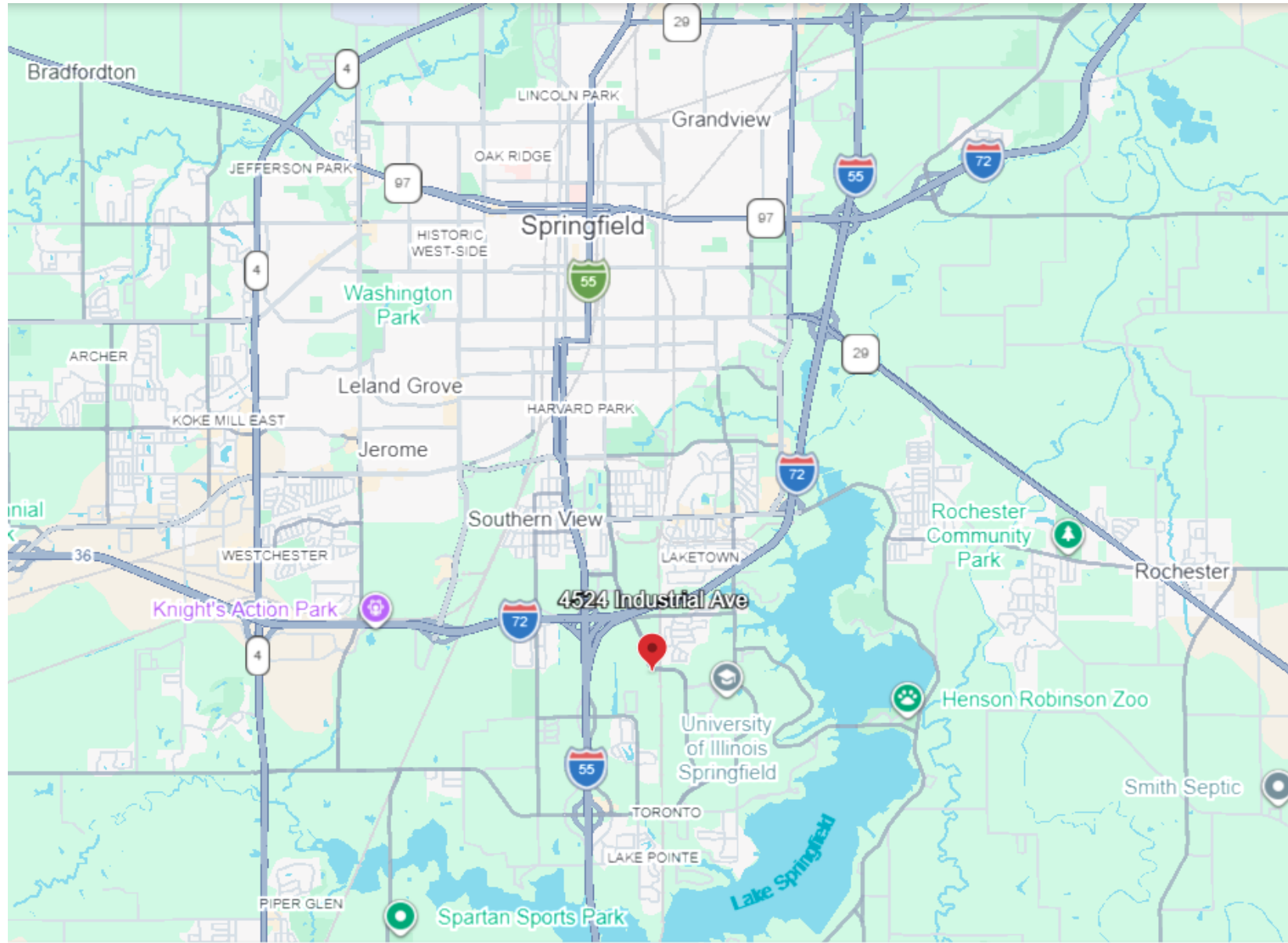
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Building Size	6,480 SF
Office Space/Finished Area	1,535 SF
Warehouse Space	4,945 SF
Drive-in-Doors	2 Total: 1 – 14't x 10'w, 1 – 10't x 8'w
Dock High Doors	1 Total –9't x 8'w
Clear Heights	16' (bottom of roof deck)
Power	110 V / 1-PH
HVAC	Radiant Tube Heater, Wall Furnace(s), Suspended Heater in Warehouse, Central Air/Heat Pump in Office
Sprinkler	Wet System
Interstate Access	Within 1 Mile (Interstate 55)

REGIONAL MAP



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AERIAL MAP



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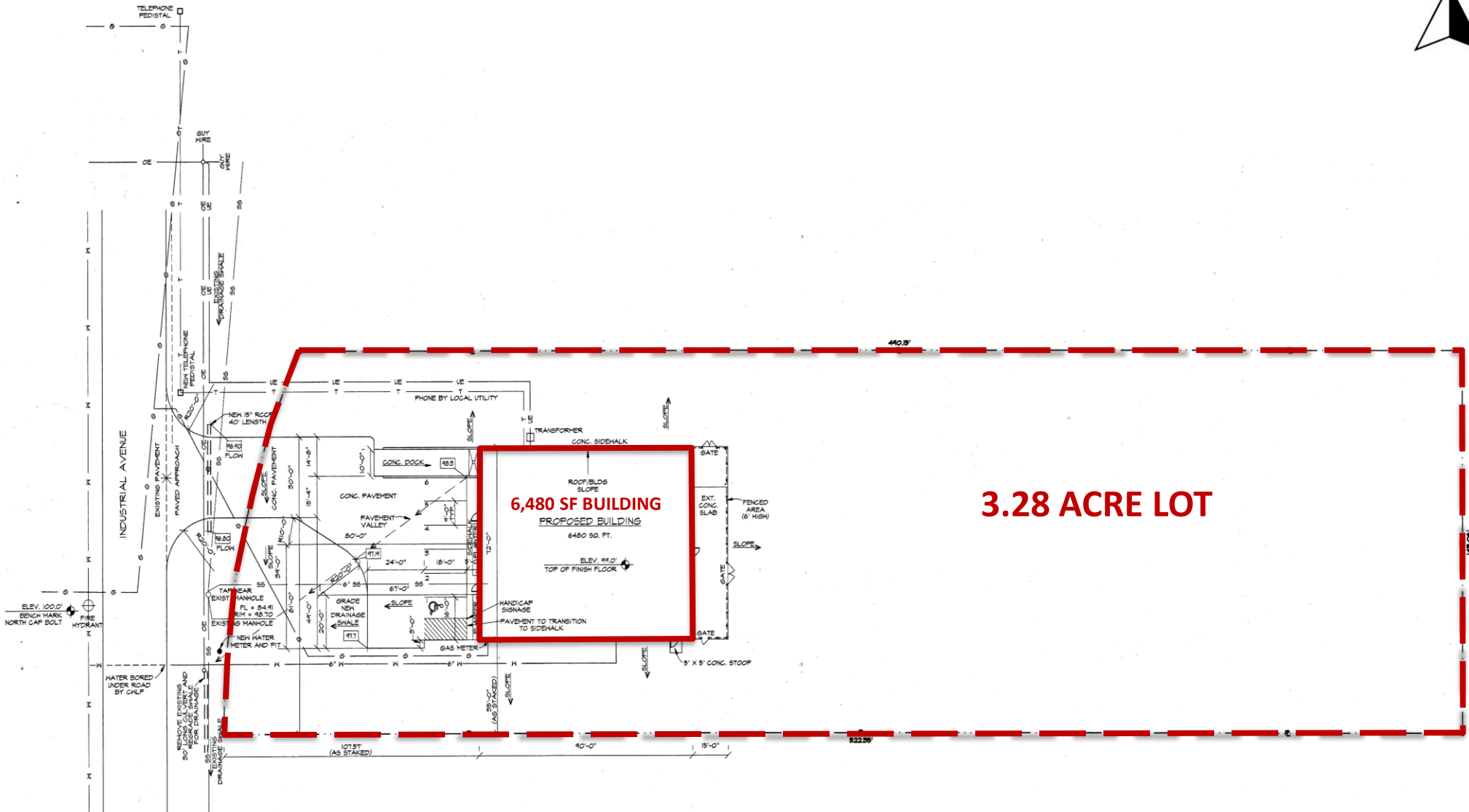
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SITE PLAN



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3.28 ACRE LOT

6,480 SF BUILDING
PROPOSED BUILDING
6480 SQ. FT.
ELEV. 44.0'
TOP OF FINISH FLOOR

EXTERIOR



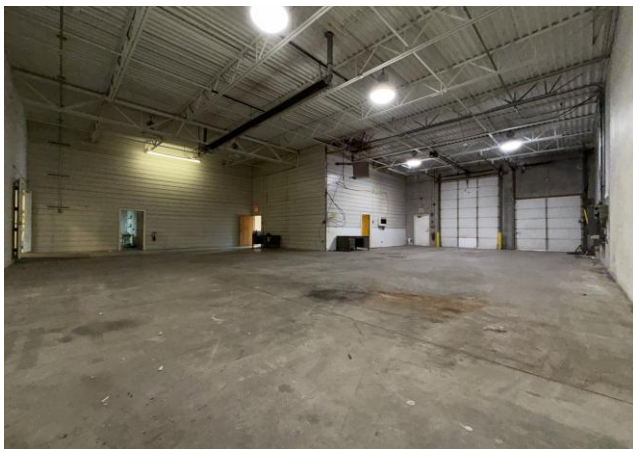
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INTERIOR



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CONTACT



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PROPERTY HIGHLIGHTS

- 6,480 SF Heated WH + Office Space
- Large Lot for Laydown, Storage
- Dock & Drive-in Access
- Enterprise Zone
- 16' Clear Height
- Easy Access to Interstate 55