

INDUSTRIAL PROPERTY FOR SALE

Decatur Industrial Warehouse

3185-3195 Grand Prix Drive, Decatur, IL 62526

**MAIN
PLACE**
REAL ESTATE

PRESENTED BY

Zane Peterson || 217.422.3335



Decatur Industrial Warehouse

3185-3195 Grand Prix Drive, Decatur, IL 62526



OFFERING SUMMARY

Building Size:	18,000 SF
Lot Size:	1.9 Acres
Year Built:	2007
Zoning:	M-2
Leasae Rate:	\$7/psf

PROPERTY OVERVIEW

Industrial/warehouse space available for lease - 9,000 to 18,000 sq ft available. Property is located in industrial park with room to grow if desired. Zoned industrial M-1. Quality steel frame construction building with poured concrete floor (Built in 2007). Contact broker for all inquiries.



Zane Peterson

Managing Broker, CCIM
217.422.3335
zane@mainplace.us

Decatur Industrial Warehouse

3185-3195 Grand Prix Drive, Decatur, IL 62526



Zane Peterson

Managing Broker, CCIM
217.422.3335
zane@mainplace.us

Decatur Industrial Warehouse

3185-3195 Grand Prix Drive, Decatur, IL 62526

MAIN PLACE
REAL ESTATE



Google

Imagery ©2023 , Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO



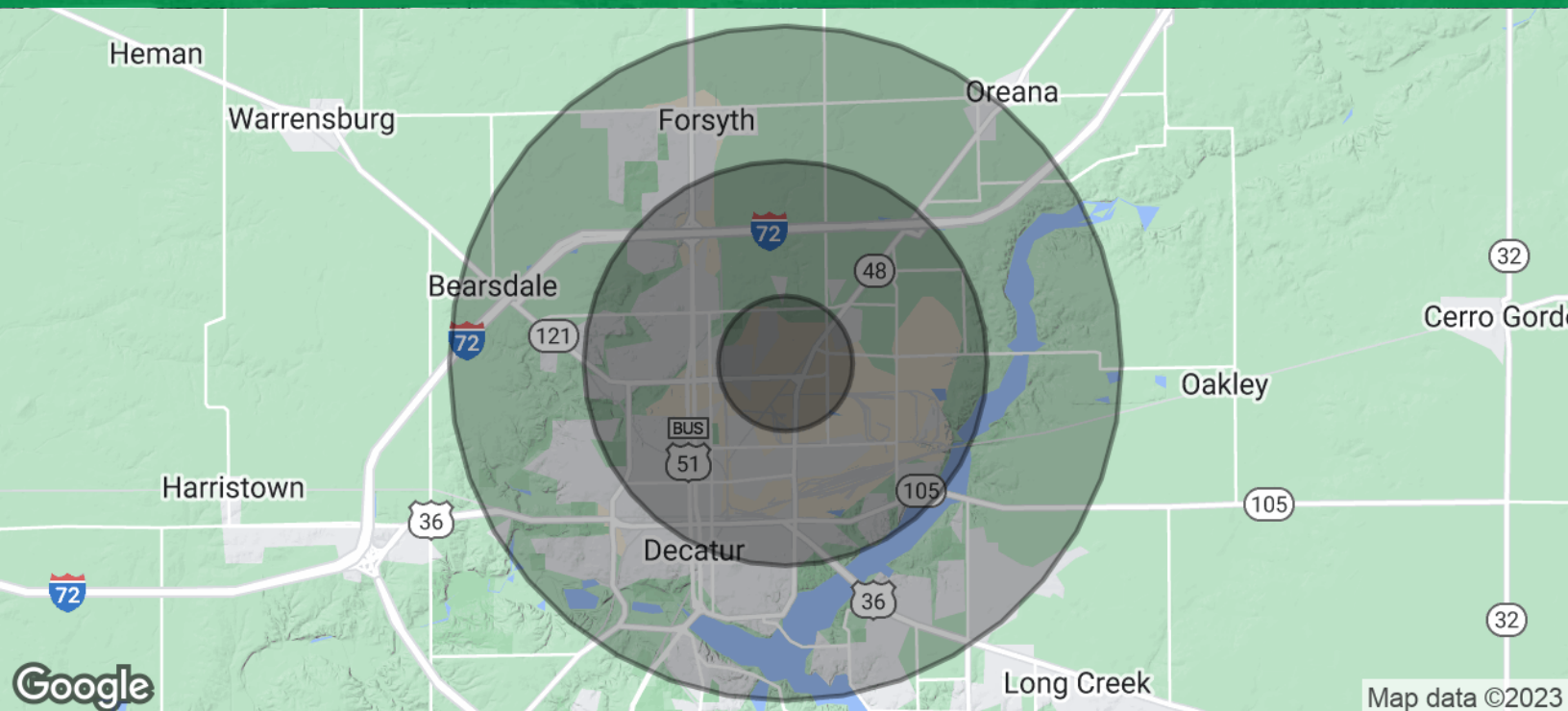
Zane Peterson

Managing Broker, CCIM
217.422.3335
zane@mainplace.us

Decatur Industrial Warehouse

3185-3195 Grand Prix Drive, Decatur, IL 62526

**MAIN
PLACE**
REAL ESTATE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,090	36,399	70,098
Average Age	40.0	39.2	40.8
Average Age (Male)	31.8	37.7	39.0
Average Age (Female)	44.5	40.1	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,150	18,914	35,418
# Of Persons Per HH	1.4	1.9	2.0
Average HH Income	\$33,702	\$43,637	\$52,971
Average House Value	\$49,230	\$67,362	\$87,110

* Demographic data derived from 2020 ACS - US Census



Zane Peterson

Managing Broker, CCIM
217.422.3335
zane@mainplace.us

The information contained in the following Marketing Packet is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Main Place Real Estate and it should not be made available to any other person or entity without the written consent of Main Place Real Estate. The Marketing Packet has been prepared to provide a summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute or a thorough due diligence investigation. Main Place Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with Local, State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Packet has been obtained from sources we believe to be reliable; however, Main Place Real Estate has not verified, and will not verify, any of the information contained herein, nor has Main Place Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT WITH BROKERS BELOW FOR MORE DETAILS.



Zane Peterson

Managing Broker, CCIM
217.422.3335
zane@mainplace.us