



3001 ½ Gill St.
Suite A
Bloomington, IL
61704
axis360.co



SPACE AVAILABLE
27,776 SF

LEASE RATE
\$7.00/SF + utilities

ZONING
M-1

CEILING HEIGHT
16'

POWER
3 Phase, 480 V

DOCKS/DOORS
4 Loading Bays
14' OH door
12' OH door

25833 N. 2450 E. RD, LEXINGTON

WAREHOUSE SPACE | LEASE

Located in Lexington, IL, just 2.5 miles to Interstate 55 (I-55), this property is easily accessed by a Class II Truck Route.

Former Cargill Plant, the property is currently utilized by a welding and fabrication company, with low truck demand, however, semi trucks are easily able to maneuver the property.

Building available is free span steel frame, 16' height, OH door and dock access. The 22,400 SF building does *not* have heat, but is air conditioned. There is an additional storage building 5,376 SF attached.

Restrooms are located in an adjacent office, which could be shared with the current owner, or office space could be leased additionally in part or in its entirety.

Utilities to be billed at a pro rata share above a set baseline for 2025.

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative. This information is for illustrative purposes only.

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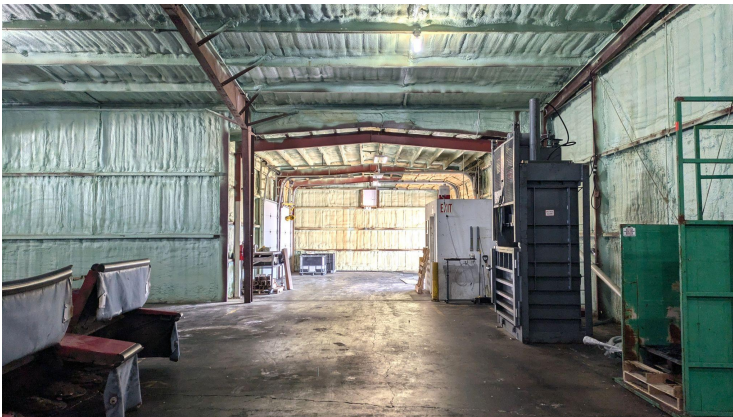




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