

**2500
NORTH**

**22ND STREET
DECATUR, ILLINOIS**

**NATURAL GAS AND ABUNDANT WATER SUPPLY
DATA CENTER, ADVANCED MANUFACTURING,
EV COMPANY'S WELCOME**

**50,000 - 488,000 SF
30 ACRES OUTSIDE STORAGE**



STRATEGICALLY CENTERED

Seamlessly Connect with St. Louis, Chicago
and Indianapolis Markets



NEARBY CITIES

Chicago
within 177 miles

St. Louis
within 122 miles

Indianapolis
within 166 miles

100M+
POPULATION
One day drive

200 miles

150 miles

100 miles

50 miles

Decatur

St. Louis

Chicago



- AREA ATTRACTION**
 1. Planet Fitness
 2. Decatur Family YMCA
 3. Lake Decatur
 4. The Devon Lakeshore Amphitheater
 5. Overlook Adventure Park
 6. Splash Cove
 7. Children's Museum of Illinois
 8. Scovill Zoo
 9. Macon County Conservation District
 10. Kirkland Fine Arts Center
 11. Decatur Civic Center
 12. Scovill Sculpture Park
- HOSPITAL**
 1. Decatur Memorial Hospital
 2. HSHS St. Mary's Hospital
- COLLEGE**
 1. Millikin University
 2. Richland Community College
- INDUSTRIAL**
 1. Caterpillar
 2. Tate and Lyle
 3. Mueller Water Products
 4. ADM
 5. TCCI
- HOSPITALITY**
 1. Holiday Inn Decatur (Forsyth)
 2. Hampton Inn Decatur (Forsyth)
 3. Homewood Suite by Hilton
 4. Residence Inn by Marriott (Forsyth)
 5. Hampton Inn Mt. Zion
- RETAIL**
 1. Walgreens
 2. CVS
 3. Aldi
 4. Kroger
 5. Target
 6. Walmart Supercenter
 7. Sam's Club
 8. Lowes
 9. Menards
 10. Von Maur
 11. Brass Horn, Too, and Children's
 12. Giggles
 13. GK9 Wine
 14. Murphy & Co.
 15. Flora Gems
 16. Tournesol
 17. Daily Bliss
 18. All Things Beautiful
- DINNING**
 1. Golden Fox Brewing
 2. Carrol Lou Steakhouse
 3. La Gondola Spaghetti House
 4. McDonalds
 5. Wendys
 6. Taco Bell
 7. Dunkin
 8. McDonalds
 9. Texas Roadhouse
 10. Cracker Barrel
 11. The Gin Mill
 12. Taproot
 13. Donnie's Homespun
 14. Robbie's
 15. The River Coffee
 16. Coney McKane's
 17. The Beach House
 18. The Wharf
 19. The Four Nine
 20. The Winery
 21. Lock Stock & Barrel



BUILDING READY FOR LEASE

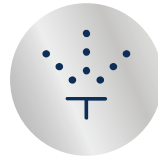
1.3 MILLION SF BUILD TO SUIT



30+ ACRES
outside storage +
land for additional
trailer parking



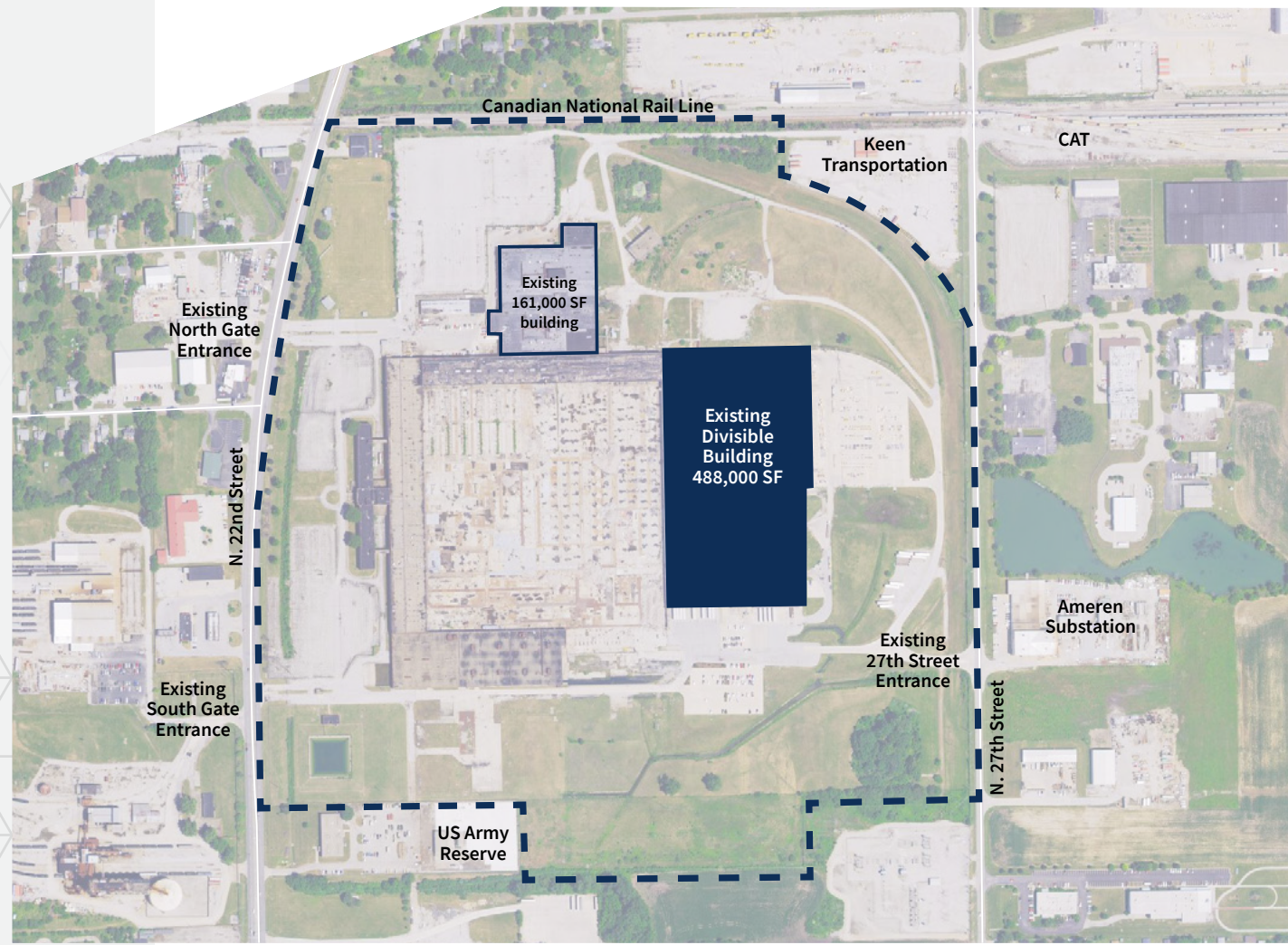
4
overhead drive-thru doors
with up to 16' clearance

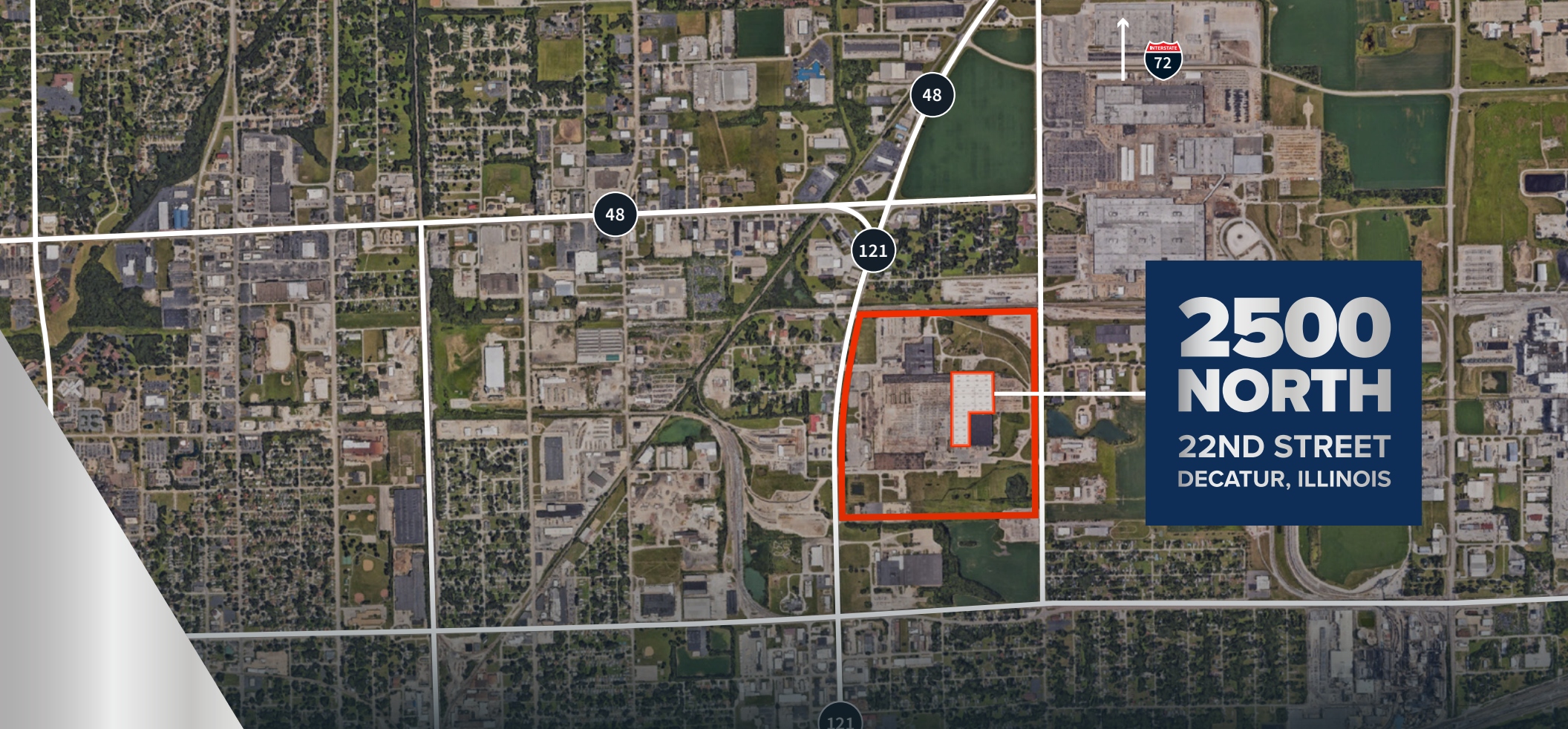


Wet
sprinkler system



175
employee parking spaces





LOCATED IN

ENTERPRISE ZONE

AND FOREIGN TRADE ZONE

**50,0000 -
488,000 SF**

IMMEDIATELY AVAILABLE



AVAILABLE RAIL

CN, NS, WATCO



IMMEDIATE

ACCESS TO INTERSTATE 72



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