

3500 CONSTITUTION DRIVE

Springfield, Illinois 62711

COMMERCIAL SPACE FOR LEASE



\$16.00 / SF / YEAR NNN

8,960 SF OFFICE / WAREHOUSE FACILITY

A remodeled, climate-controlled commercial facility combining professional office space with functional warehouse capacity and two drive-in overhead doors.

8,960 SF

AVAILABLE AREA

NNN

LEASE STRUCTURE

\$11,946.67

BASE RENT / MONTH

2022

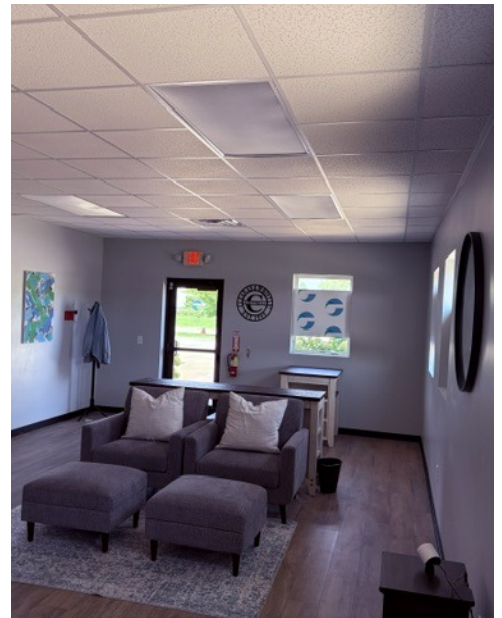
REMODELED

CLIMATE-CONTROLLED WAREHOUSE | TWO DRIVE-IN DOORS | I-1 INDUSTRIAL

CONTACT LISTING REPRESENTATIVE FOR LEASE DETAILS AND TOURS

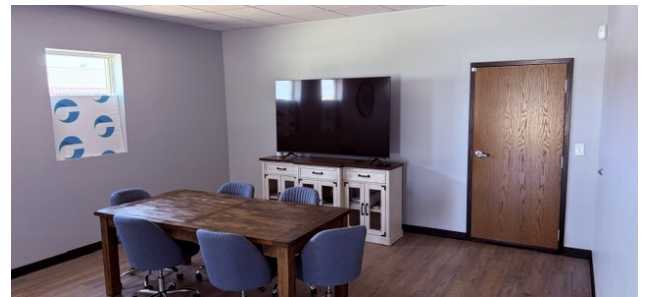
FLEXIBLE SPACE FOR YOUR BUSINESS

Office, warehouse, service, distribution, and light-industrial functionality



Property highlights

- Approximately 8,960 SF single-story office / warehouse facility
- Climate-controlled warehouse for year-round use
- Property remodeled in 2022; originally constructed in 2013
- Two drive-in overhead doors for deliveries and equipment access
- Finished offices, conference space, breakroom / kitchen, and restrooms
- 35,128 SF lot (approximately 0.81 acres)
- I-1 Industrial zoning; prospective tenants should verify intended use
- Near Wabash Avenue and International Parkway in west Springfield



LEASE RATE: \$16.00/SF/YEAR - TRIPLE NET

Annual base rent: \$143,360 | Monthly base rent: \$11,946.67 | Plus NNN expenses

Contact the listing representative for NNN estimates, lease terms, availability, and tours.

Information is believed reliable but is not guaranteed. Tenants must independently verify measurements, features, zoning, permitted uses, condition, utilities, lease terms, and operating expenses. Offering is subject to prior lease, withdrawal, or modification without notice.