

3500 CONSTITUTION DRIVE

Springfield, Illinois 62711



\$849,999

8,960 SF UPDATED OFFICE / WAREHOUSE

Flexible owner-user facility combining finished office functions with expansive warehouse space and two drive-in overhead doors.

8,960 SF

BUILDING AREA

35,128 SF

LOT AREA

2013

YEAR BUILT

\$94.87

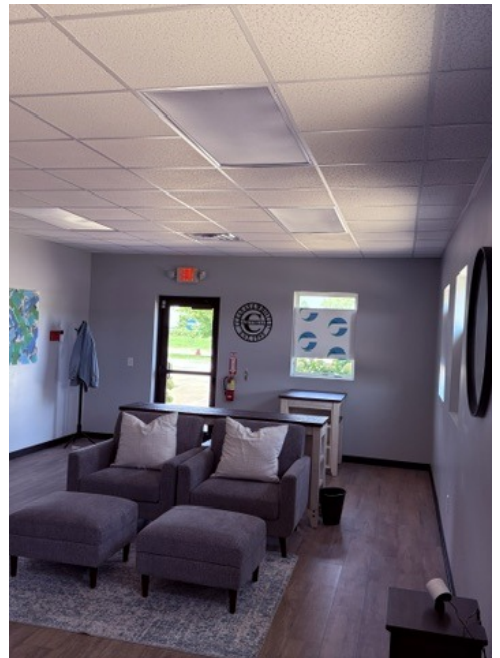
PRICE / SF

I-1 INDUSTRIAL ZONING | TWO DRIVE-IN OVERHEAD DOORS | WEST SPRINGFIELD

CONTACT LISTING REPRESENTATIVE FOR TOURS AND DETAILS

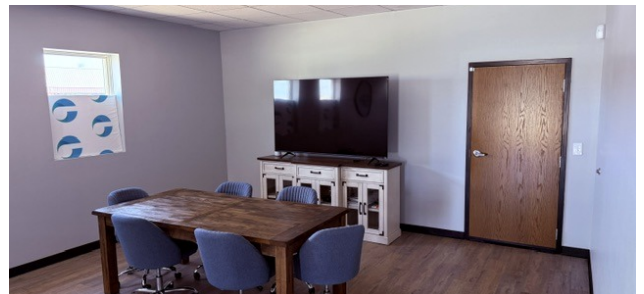
OFFICE + WAREHOUSE FLEXIBILITY

A practical base for service, trade, storage, production, or distribution users



Property highlights

- Approximately 8,960 SF single-story facility
- 35,128 SF lot (approximately 0.81 acres)
- Two drive-in overhead doors
- Finished offices, conference space, kitchen / breakroom, and restrooms
- Open warehouse and storage areas
- Built in 2013
- I-1 Industrial zoning
- Near Wabash Avenue and International Parkway



ASKING PRICE: \$849,999

Contact the listing representative for availability, tours, and due-diligence materials.

Information is believed reliable but is not guaranteed. Buyers must independently verify all measurements, features, zoning, permitted uses, condition, taxes, and transaction details. Property is subject to prior sale, withdrawal, or modification without notice.