FOR LEASE | 160,792 SF

625-701 SOUTH SIDE DR | DECATUR, IL

KURT JENSEN 262-308-0008 | KURT@PHOENIXINVESTORS.COM

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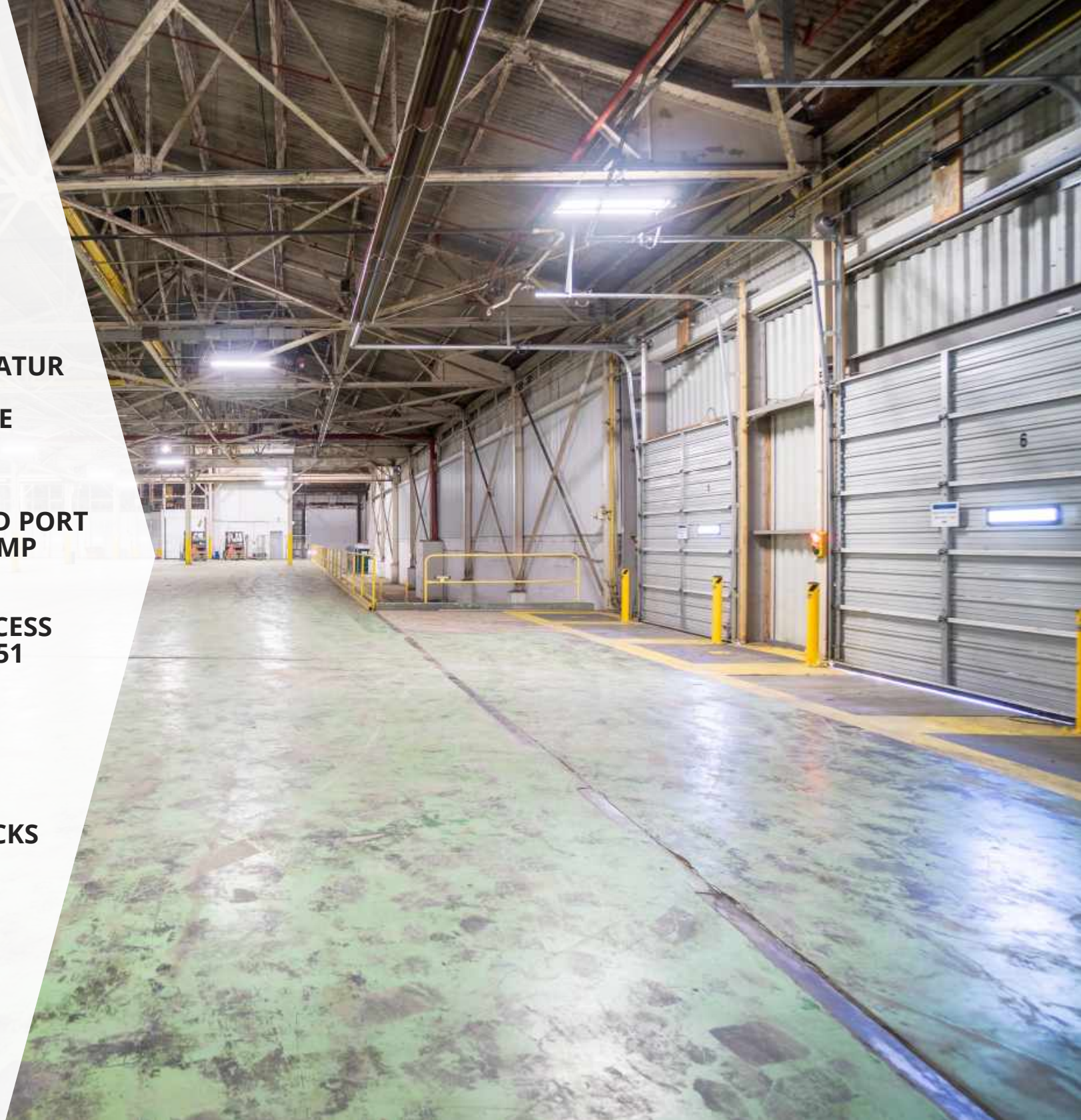
PROPERTY HIGHLIGHTS

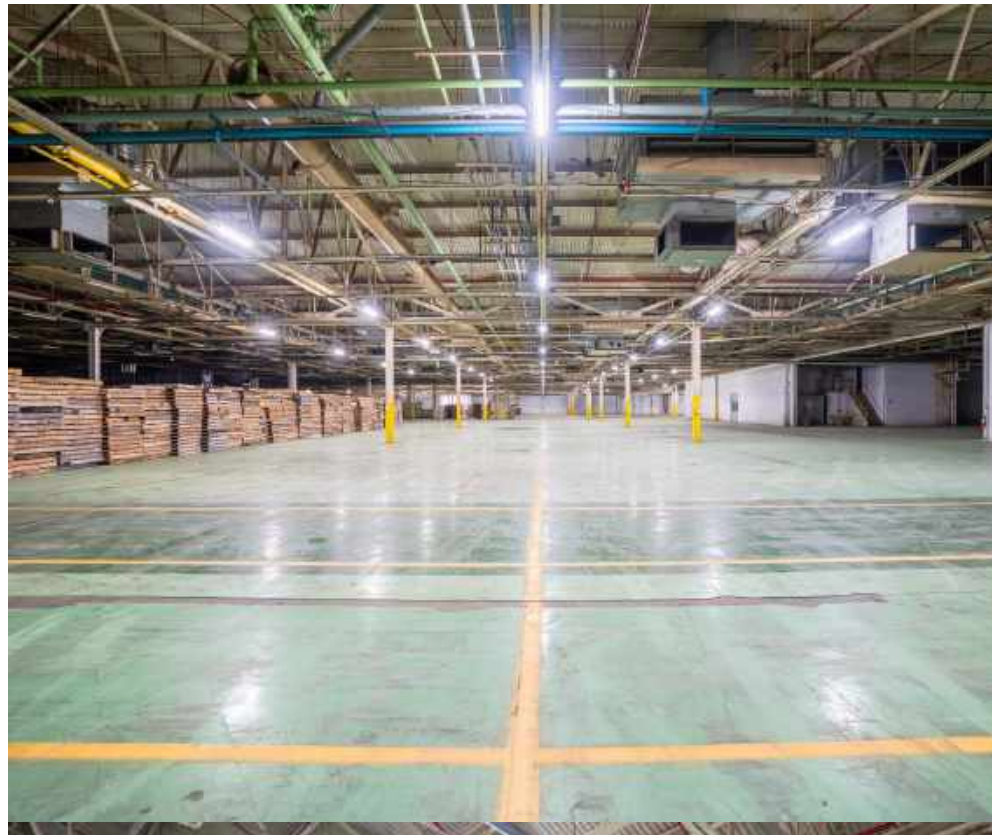
- LOCATED IN DECATUR MACON COUNTY ENTERPRISE ZONE
- 6 MILES FROM MIDWEST INLAND PORT INTERMODAL RAMP
- CONVENIENT ACCESS TO I-72 VIA HWY 51
- AMPLE CAR AND TRUCK PARKING
- ADDITIONAL DOCKS CAN BE ADDED



PROPERTY DETAILS

625-701 SOUTH SIDE DR | DECATUR, IL

BUILDING SIZE	459,146 SF
AVAILABLE SPACE	160,792 SF
FLOORS	Warehouse: 1 | Office: 2
DOCK DOORS	17
DRIVE-IN DOORS	10
CLEAR HEIGHT	6’ - 28’
COLUMN WIDTH/DEPTH	60’ x 40’
ROOF	Transite Panel
WALLS	Metal and Masonry
FLOORS	6 - 8” Reinforced Concrete
YEAR BUILT	1954 | Renovated 1990
FIRE SUPPRESSION	100% Wet
LIGHTING	Fluorescent & Metal Halide
POWER	277/480 Voly, 3-Phase, 15,000 Amps
PARKING	500+ Surface Spaces
LAND AREA	56.86 Acres
ZONING	Industrial
PARCEL ID	04-12-22-376-003 | 04-12-22-327-006 04-12-22-376-004 | 04-12-22-376-008
RAIL	Canadian National Railroad Borders East Side of Property & Rail Spur to Building Is Available
ESTIMATED NNN EXPENSES	**$0.50**



FLOOR PLAN

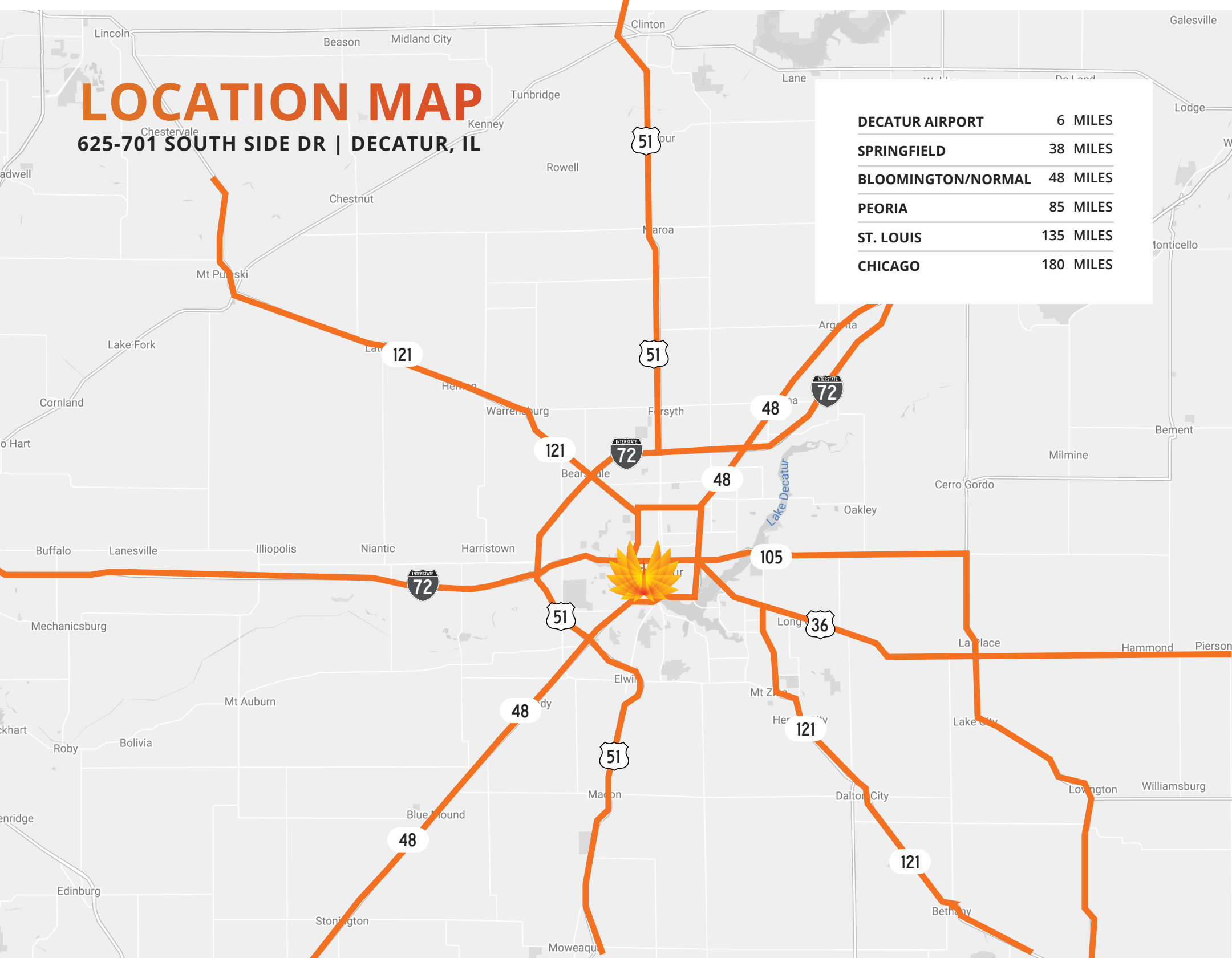
625-701 SOUTH SIDE DR | DECATUR, IL

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	EXISTING TENANT	255,406 SF
2	AVAILABLE	81,807 SF
3	AVAILABLE	78,985 SF
4	SCHEDULED FOR DEMO	21,690 SF
5	NON-USABLE SPACE	6,568 SF
6	COMMON SPACE	5,451 SF
7	MECHANICAL	9,239 SF
TOTAL		**459,146 SF**

LOCATION MAP

625-701 SOUTH SIDE DR | DECATUR, IL

DECATUR AIRPORT	**6 MILES**
SPRINGFIELD	**38 MILES**
BLOOMINGTON/NORMAL	**48 MILES**
PEORIA	**85 MILES**
ST. LOUIS	**135 MILES**
CHICAGO	**180 MILES**



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