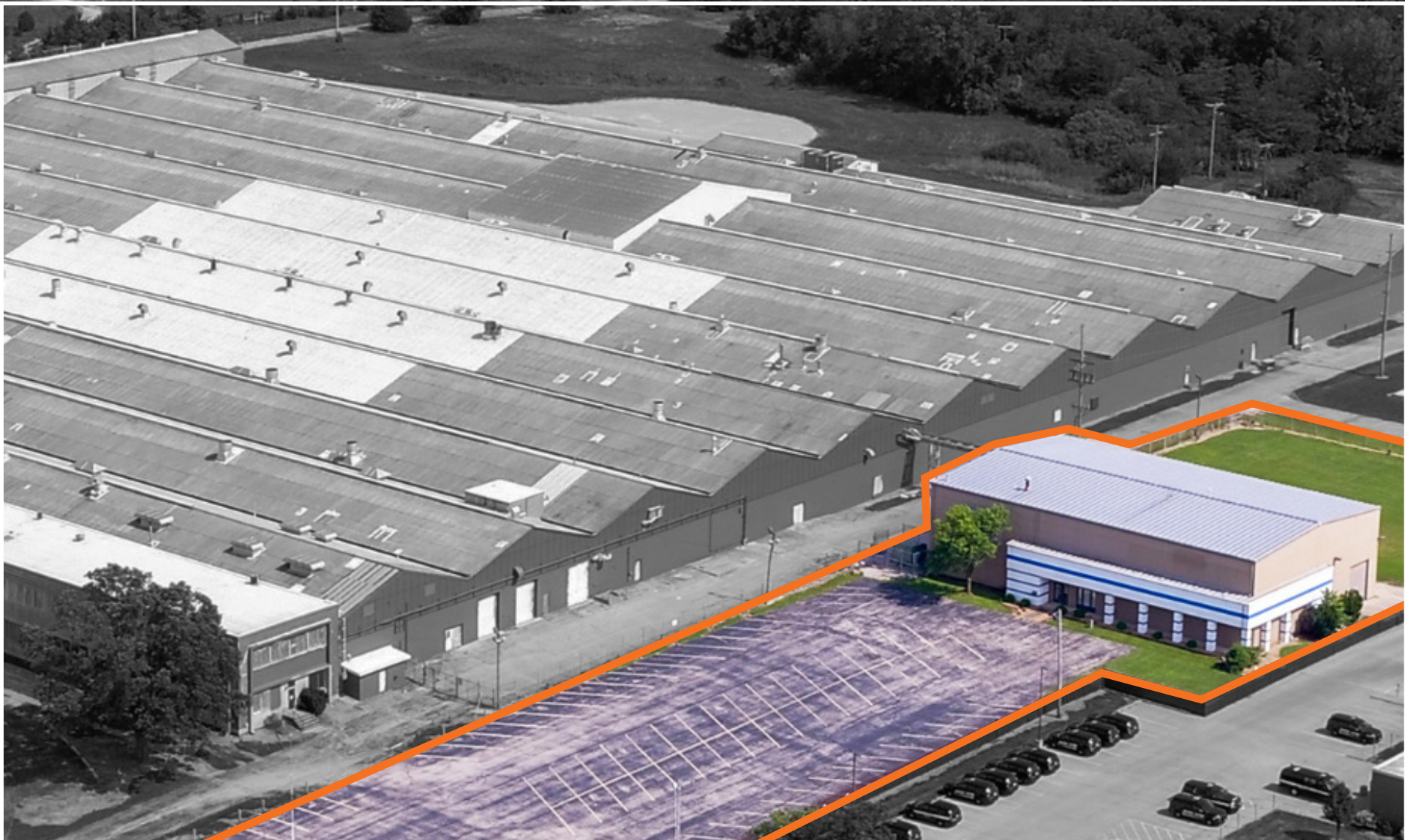




FOR LEASE | **9,295 SF**
625 - 701 S SIDE DR | **DECATUR, IL**

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



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.

PROPERTY DETAILS

625-701 SOUTH SIDE DR | DECATUR, IL

AVAILABLE SPACE	9,295 SF
DRIVE-IN DOORS	3
CLEAR HEIGHT	29' 4"
PARKING	Approx. 80 Surface Spaces
RESTROOMS	2
ZONING	Industrial

PROPERTY HIGHLIGHTS



NEW EXTERIOR PAINT



**LOCATED IN DECATUR MACON COUNTY
ENTERPRISE ZONE**



**6 MILES FROM MIDWEST INLAND PORT
INTERMODAL RAMP**

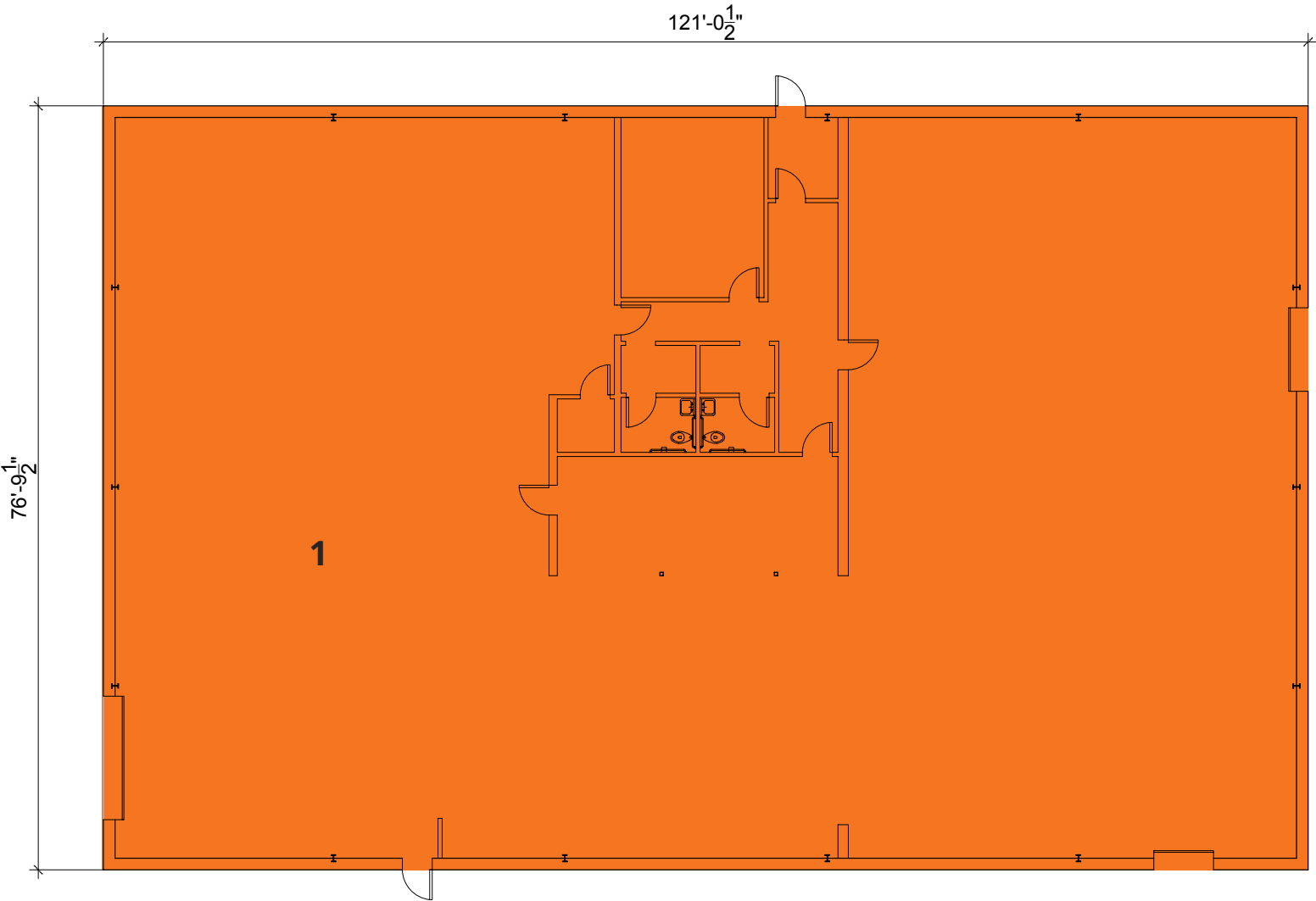


CONVENIENT ACCESS TO I-72 VIA HWY 51

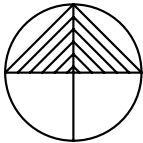


FLOOR PLAN

625-701 SOUTH SIDE DR | DECATUR, IL



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	OH DOORS	SQUARE FEET
1	AVAILABLE	29' 4"	3	9,295 SF
TOTAL				9,295 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

