



FOR LEASE | **448,359 SF**
625-701 SOUTH SIDE DR | **DECATUR, IL**
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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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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**



**ROUGHLY 5 ACRES
OF CAR AND TRUCK
PARKING**



**LED LIGHTING
RECENTLY
INSTALLED**



PROPERTY DETAILS

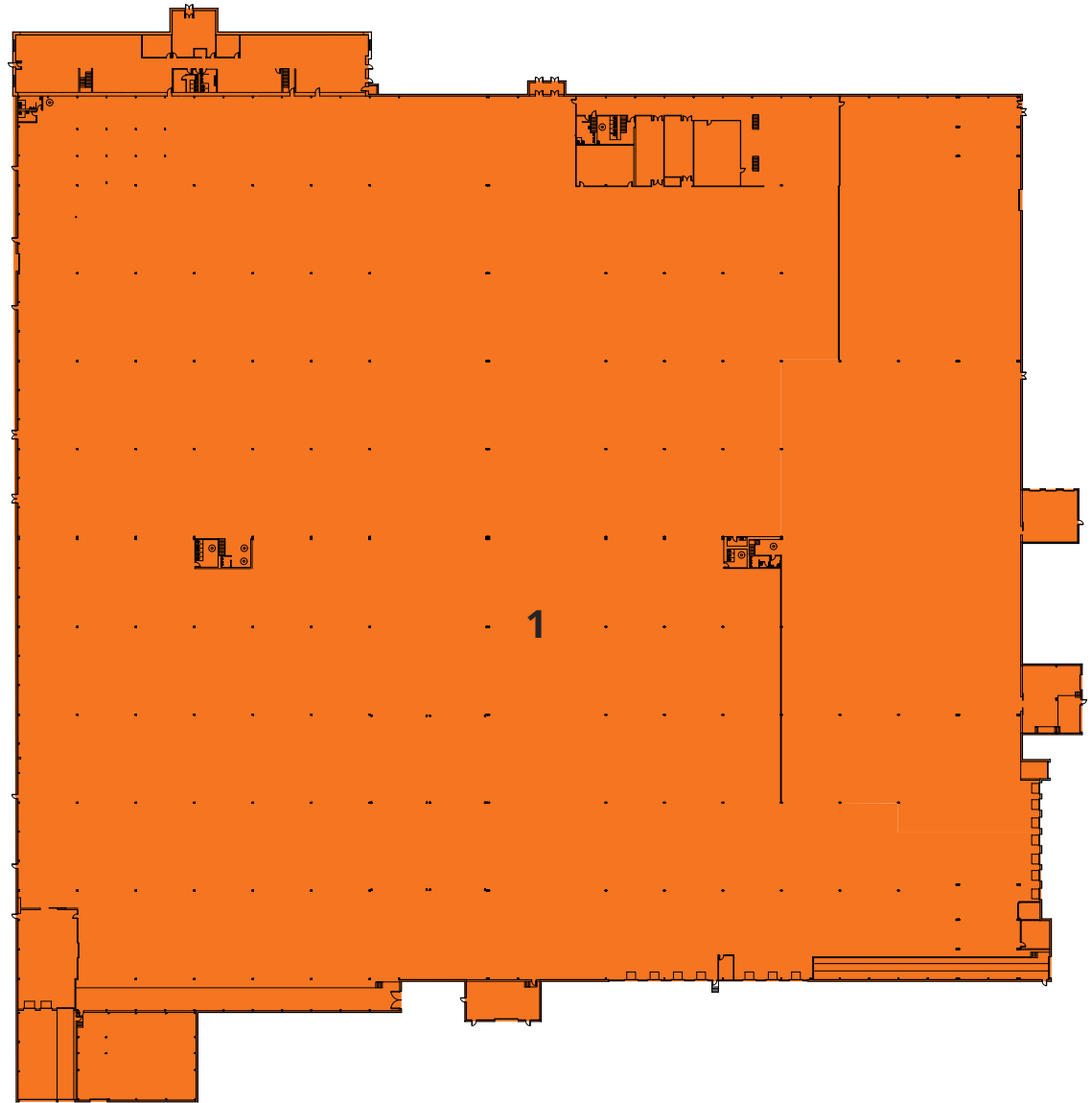
625-701 SOUTH SIDE DR | DECATUR, IL

AVAILABLE SPACE	448,359 SF
FLOORS	Warehouse: 1 Office: 2
DOCK DOORS	17
DOCKS WITH LEVELERS	16
DRIVE-IN DOORS	8
GRADE LEVEL RAMP	1
CLEAR HEIGHT	16' - 27'
COLUMN SPACING	60' x 40'
ROOF	Transite Panel
WALLS	Masonry
FLOORS	6 - 8" Reinforced Concrete
YEAR BUILT	1954
YEAR RENOVATED	2021
FIRE SUPPRESSION	100% Wet
LIGHTING	T5 & Metal Halide
POWER	277/480 Volt, 3-Phase, 15,000 Amps Total
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
OPEX ESTIMATE	\$0.50/SF



FLOOR PLAN

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NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	COLUMN SPACING	SQUARE FEET
1	AVAILABLE WAREHOUSE	16' - 27'	40' x 60'	448,359 SF
TOTAL				448,359 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

