

FOR LEASE

815 E Kenwood Ave.
Decatur, IL 62526



40,000 - 95,000 SF RAIL-SERVED MANUFACTURING/WAREHOUSE SPACE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

815 E Kenwood Ave., Decatur, IL 62526



LOCATION OVERVIEW

Located just a mile and a half from I-72 and 3 miles from Midwest Inland Port; with Canadian National Rail adjacent to the property.



(2) Dock Doors



(1) Shared Drive-In Door



9 Miles to Decatur Municipal Airport



I-72



Clear Height: 25'-30'



Additional 7+ Acres Available



Heavy Power-3 Phase

FLOOR PLAN

815 E Kenwood Ave., Decatur, IL 62526



SUITE B: 40,000 SF

SUITE C: 55,000 SF

*Not to scale

PROPERTY PHOTOS

815 E Kenwood Ave., Decatur, IL 62526

INTERIOR OFFICE



INTERIOR OFFICE



PRIVATE OFFICES

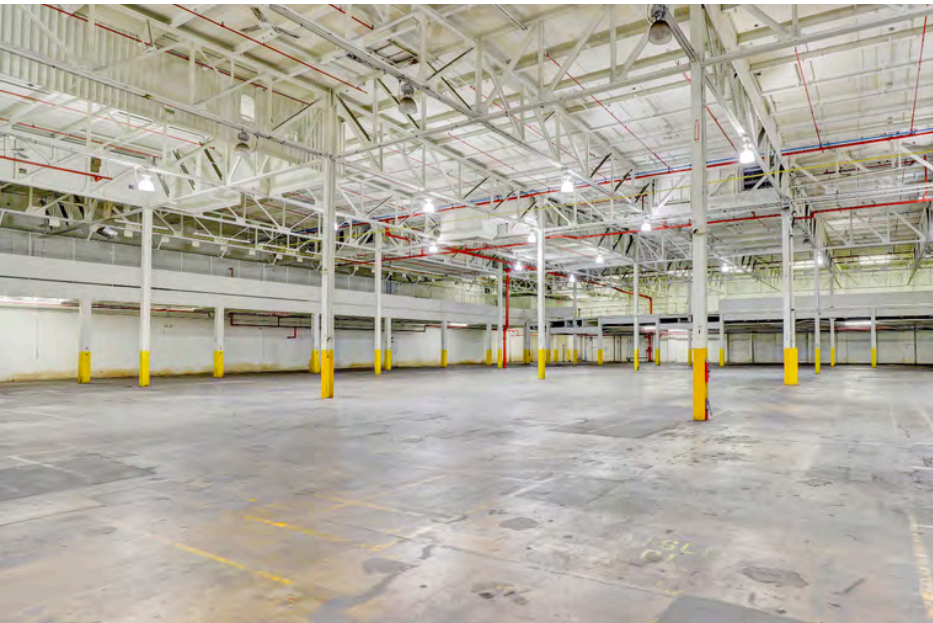
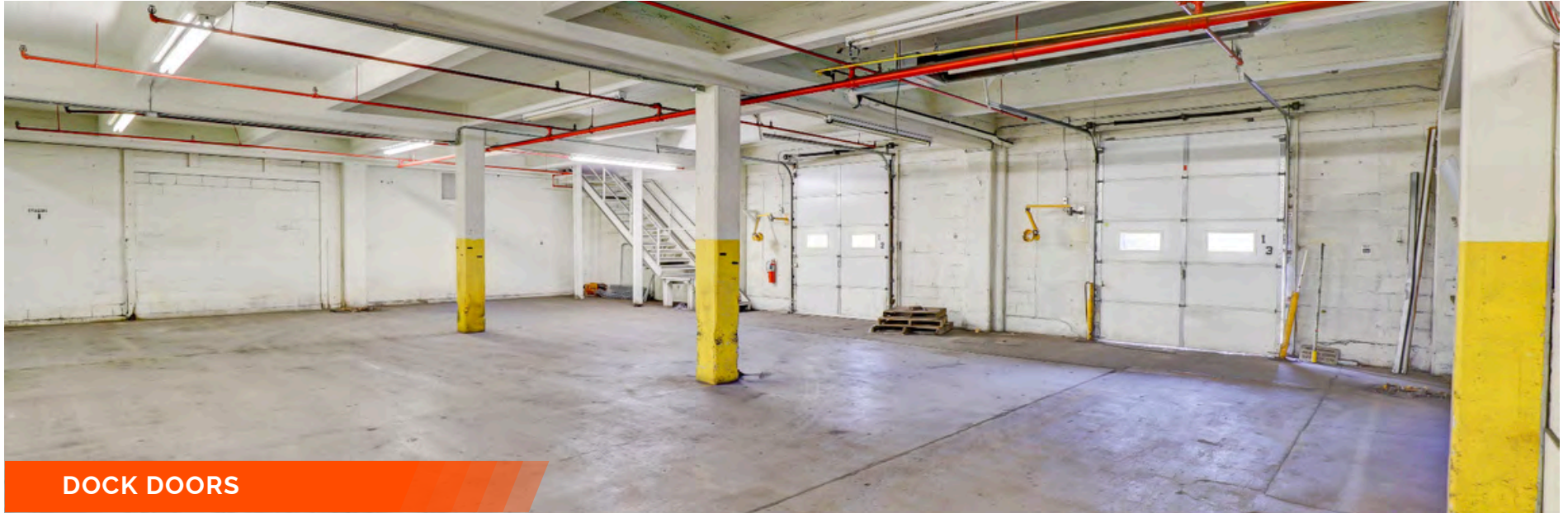


INTERIOR SPACE



SUITE B INTERIOR

815 E Kenwood Ave., Decatur, IL 62526



RAIL SPUR/COVERED RAIL LOADING DOCK

815 E Kenwood Ave., Decatur, IL 62526

980' LINEAR TRACK FEET



INDUSTRIAL PROPERTY SUMMARY

#2913

815 E Kenwood Ave., Decatur, IL 62526

LEASE INFORMATION:

For Lease: YES
Lease Rate: \$3.75/SF
Lease Type: NNN
Net Charges: -
CAM Charges: -
Lease Terms: -

SQUARE FOOT INFO:

Building Total: 244,203 SF
Total Available: 95,000 SF
Direct Lease: 95,000 SF
Sublease: -
Office: 1,600 SF
Warehouse: 244,203 SF
Min Divisible: 40,000 SF
Max Contiguous: 95,000 SF

LAND MEASUREMENTS:

Acres: 18 AC
Frontage: +/-1,533'
Depth: +/- 608'

PARKING:

Spaces: 50
Surface Type: Asphalt
Yard: Available
Extra Land: 7+ Acres

PROPERTY INFORMATION:

Parcel No: 04-12-02-326-002
County: Macon
Zoning: M-2
Industrial Park: -
Prior Use: Manufacturing/Warehouse
YES
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Environmental: NO
Archaeological: \$38,000
Property Tax: 2023
Tax Year:

FACILITY INFORMATION:

Heating: Office, Warehouse
Cooling: Office
Insulated: YES
Sprinklers/Type: Wet Pipe System
Skylights: NO
Ventilation: NO
Compressed Air: NO
Lighting: LED
Men's Restroom: YES
Women's Restroom: YES
Shower: NO
Breakroom: NO

STRUCTURAL DATA:

Year Built: 1942
Rehab Year: 2024
Clearance Min: 25'
Clearance Max: 30'
Bay Spacing: 30'-40'
Style: Steel
Roof Type & Age: Membrane, Metal
Exterior: Metal
Floors: 1
Floor Type: Reinforced Concrete
Floor Thickness: 8'
Floor Drains: NO

ACCESS POINTS:

Dock Doors: 4
Dock Levelers: YES
Drive-In Doors: (1)

OVERHEAD CRANES:

Cranes: N/A
Size: N/A
Hook Height: N/A

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#2913

UTILITY INFORMATION:

Water Provider:	City of Decatur
Size & Location:	On Site
Sewer Provider:	City of Decatur
Size & Location:	On Site
Gas Provider:	Ameren IL
Size & Location:	On Site
Electric Provider:	Ameren IL
Size & Location:	On Site
AMPS:	1200
Phase:	3 Phase
High Volts:	480
Low Volts:	204
Telecom Provider:	-
Location:	-



TRANSPORTATION:

Interstate:	1.5 Miles to I-72
Rail:	Adjacent to Canadian National
Barge:	N/A
Airport:	9 Miles to Decatur Municipal Airport

COMMENTS:

40,000 - 95,000 SF of Rail Served Manufacturing/Warehouse space For Lease at \$3.75/SF, NNN. Space has multiple 10'x8' Dock Doors, (1) Shared 14'x12' Drive-In Door, & 25'-30' Clear Height. Heavy Power-3 Phase 1,200 Amp 480-220V Service. The space includes a mezzanine. Additional 7+ Acres of laydown yard is available. Covered Rail Siding Dock with (1) Rail Spur on Canadian National Rail Line totaling 980 Linear Feet. Rail switch is required with additional rail improvements to make operable.



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