

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

6200 S. 2nd St
Springfield, IL 62711

FOR LEASE

Industrial Facility Opportunity
for Distribution, Warehouse,
or Institutional Tenant

BLAKE PRYOR, CCIM

Vice President

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USE AGREEMENT



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CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

OVERVIEW



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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) presents a 6,000 SF end-cap warehouse space near Interstate 55 on Springfield's south side.

Suite D offers 6,000 SF of heated warehouse space (20'–23'6" clear heights, 29'9" column spacing) plus 900 SF finished with an open work area, 1 private room, and 2 restrooms. Loading options include one grade-level door (14't x 12'w) and one dock-high door (10't x 8'w). There is 120/240 V single-phase power and 6 dedicated parking spaces. The property is ideal for distribution, warehousing, or institutional use.

Located just off Toronto Rd (16,600 AADT) and less than half a mile from Interstate 55 (46,300 AADT), which is part of the historic US Route 66 from Chicago to St. Louis. The site offers excellent regional access. The University of Illinois at Springfield is located east of this site. Nearby sites include the Community Bankers Association, the State of Illinois, Hope School Foundation, Illinois Propane Gas Association, Boy Scouts of America, and Giffin Winning Law Firm. Also, there is a small industrial park to the northeast, shopping/retail to the south, and neighborhoods surrounding Lake Springfield to the southeast.

PROPERTY INFORMATION

ADDRESS	6200 S. 2 nd St, Suite D, Springfield, IL 62711
AVAILABLE SPACE	6,000 SF
LEASE RATE	\$8.00 / SF / Modified Gross
LOT SIZE	4.44 AC
ZONING	B-2, Retail Business District (Sangamon County)



BUILDING SPECIFICS



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Total Available Building Space	6,000 SF
Office Space/Sales Area	900 SF
Warehouse Space	5,100 SF
Drive-in-Doors	1 Total – 14't x 12'w
Dock High Doors	1 Total – 10't x 8'w
Clear Heights	20' – 23'6" (bottom of roof deck)
Power	120/240 V; 1-PH
TYP Column Spacing	29'9"
HVAC	Suspended Heater in Warehouse, Central Air/Heat Pump in Office
Sprinkler	None
Interstate Access	Within ½ Mile (Interstate 55)

EXTERIOR



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INTERIOR



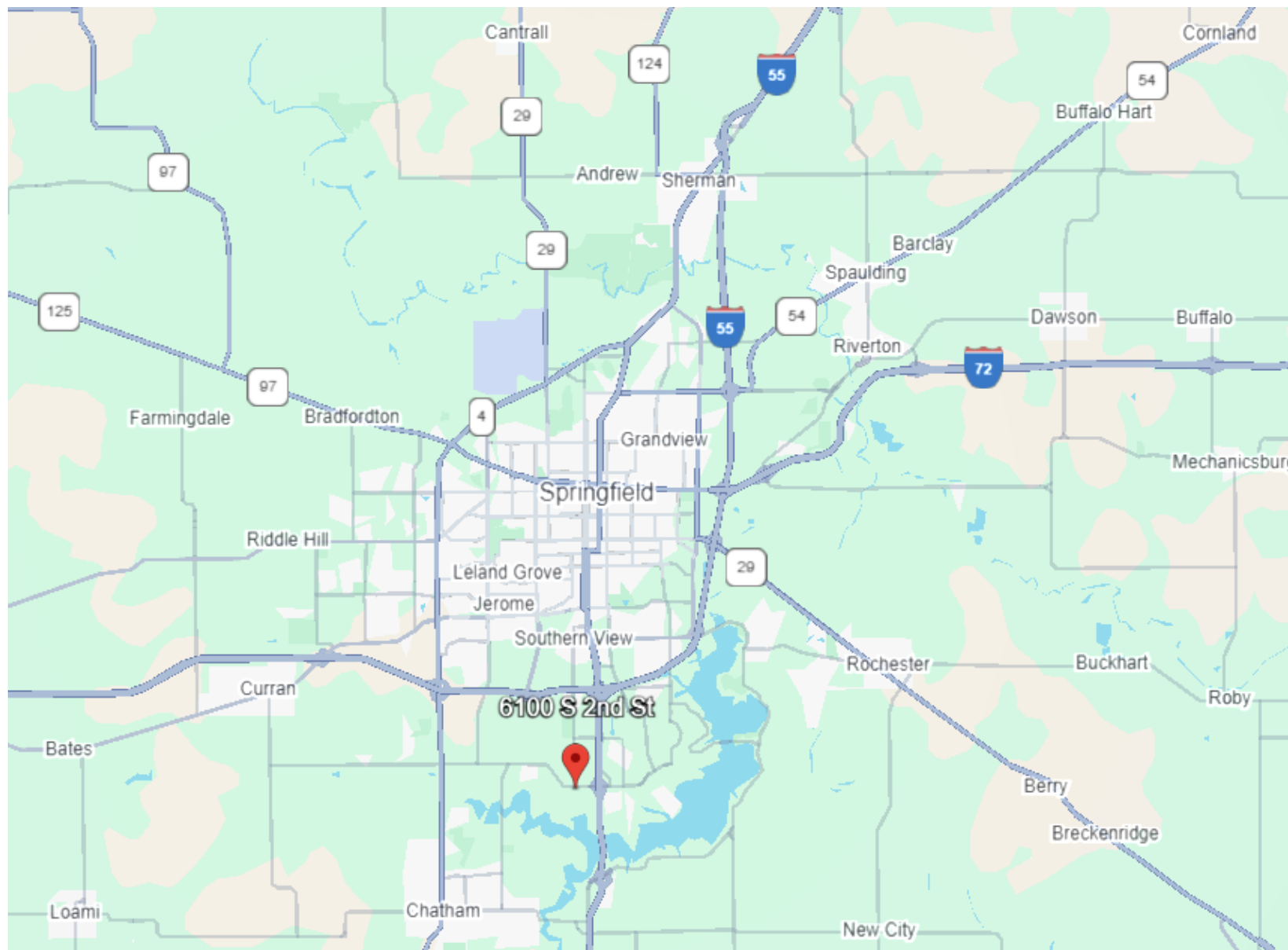
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REGIONAL MAP



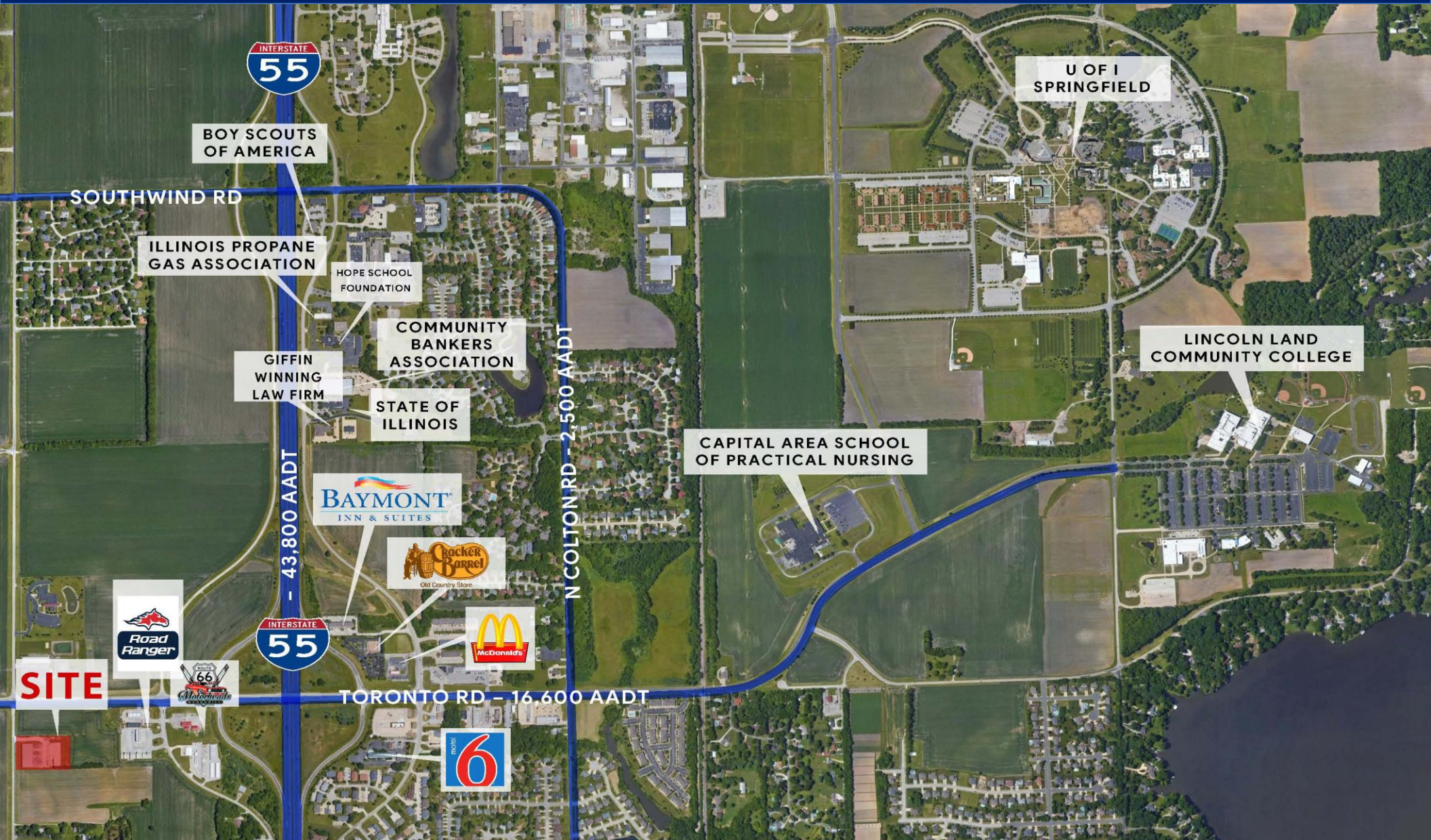
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AERIAL MAP



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INTERIOR



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CONTACT



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CBCDR MAIN OFFICE

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PROPERTY HIGHLIGHTS

- 6,000 SF Heated WH + Office Space
- End-Cap Space
- Grade-Level + Dock High Door
- 20-23'6" Clear Heights
- Single-Phase Power
- Easy Access to Interstate 55