

OFFERING MEMORANDUM



6200 S. 2nd St
Springfield, IL 62711

FOR LEASE

Industrial Facility Opportunity
for Distribution, Warehouse,
or Institutional Tenant

BLAKE PRYOR, CCIM

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USE AGREEMENT



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OVERVIEW

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



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

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



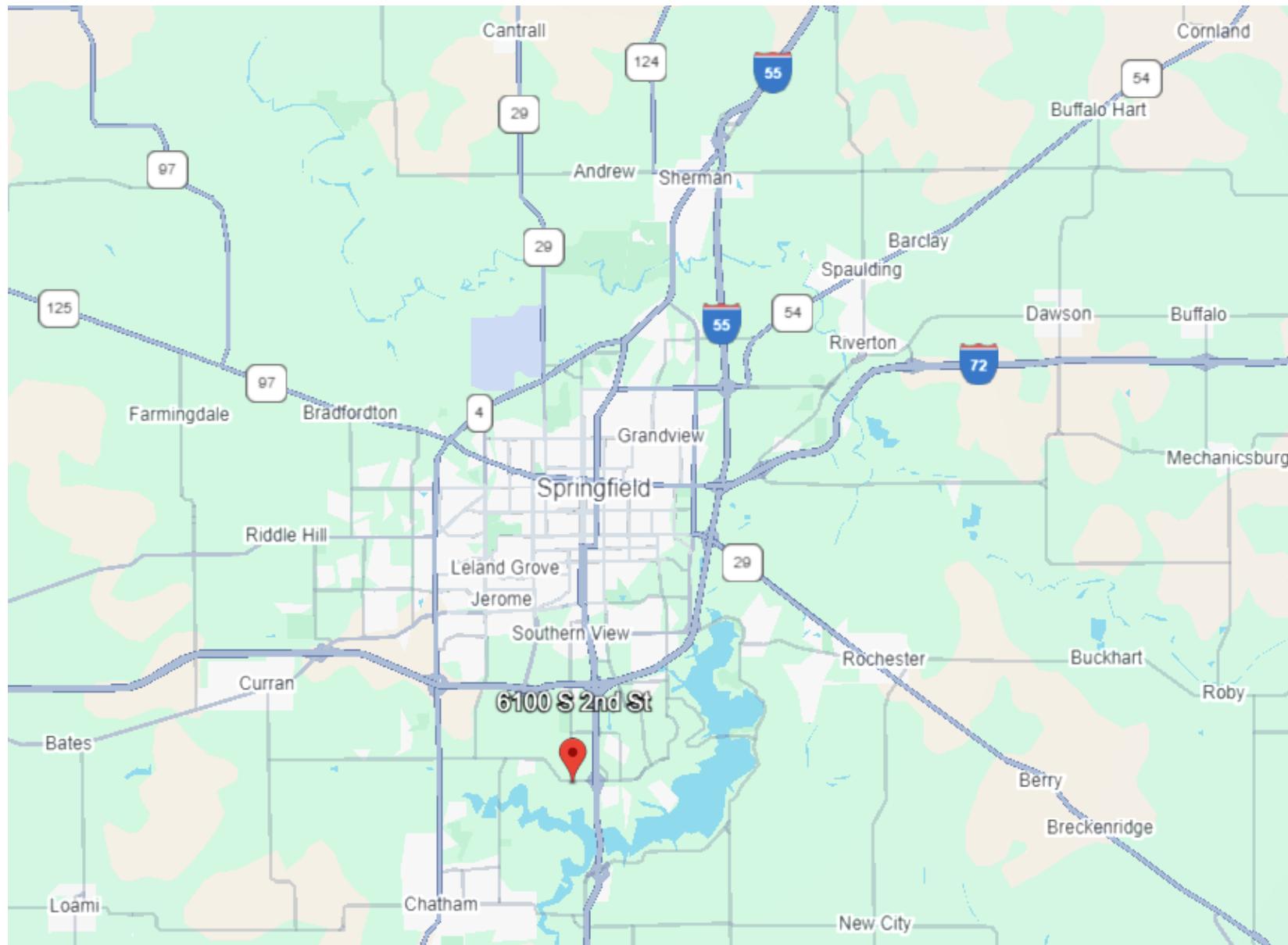
INTERIOR



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REALTY



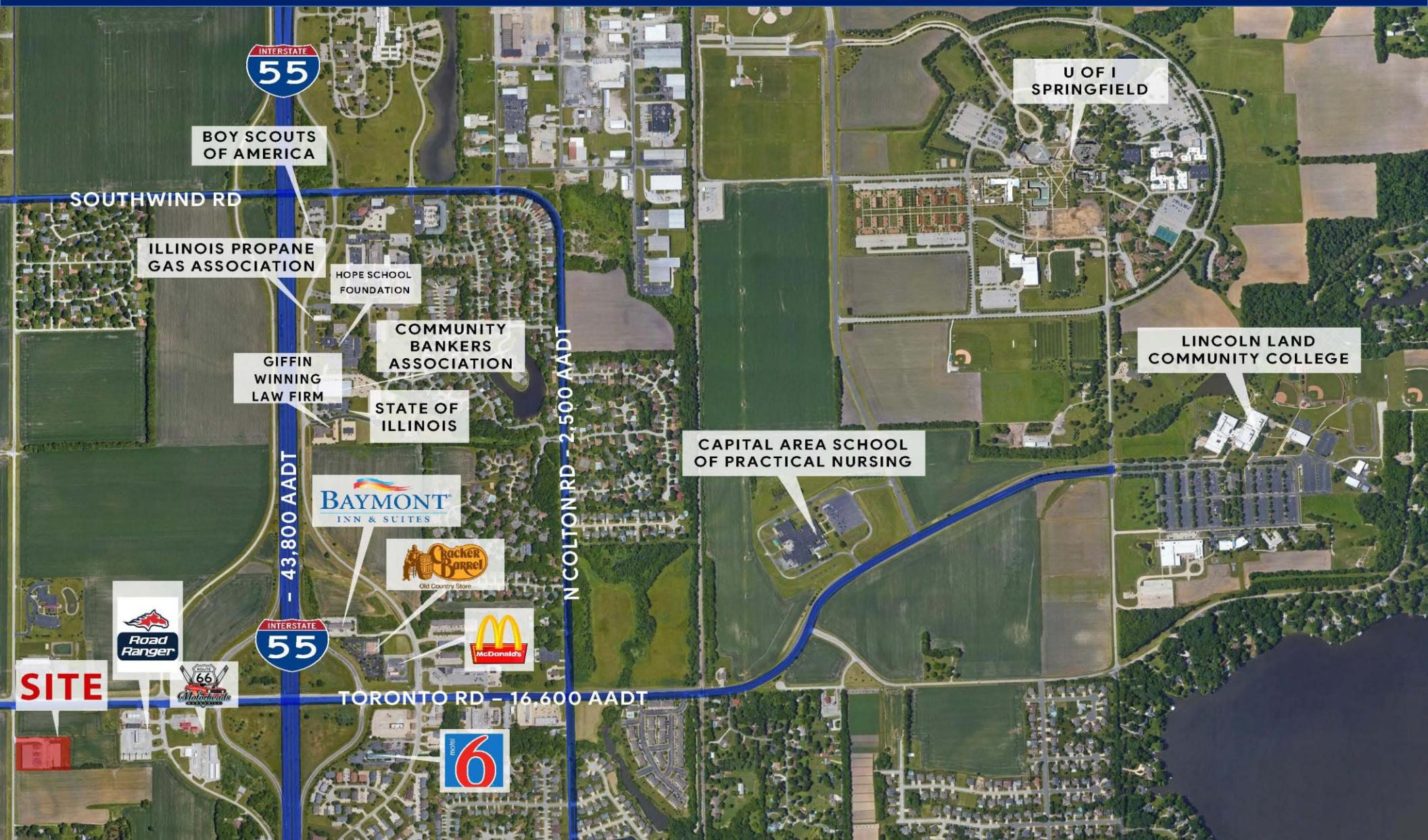
REGIONAL MAP



AERIAL MAP



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INTERIOR



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DEVONSHIRE REALTY

Springfield, IL

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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