

FOR SALE / LEASE

VIEWEG
REAL ESTATE

Prime Industrial Warehouse | Central Illinois

3205 N 22nd St, Decatur, IL 62526



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PROPERTY DESCRIPTION

Located in the heart of Central Illinois, this expansive industrial facility offers an outstanding opportunity for owner-users or investors seeking a versatile, high-quality asset. Designed for manufacturing, storage, or distribution, the property provides modern infrastructure and excellent access to major transportation routes within Decatur's growing industrial corridor.

The building is fully climate-controlled and offers flexible ceiling heights to accommodate a range of operations, including 12'8" in the production area, 18' clearance in the main warehouse, and up to 30'5" at the peak of the rear metal section. Loading and logistics are well-supported with multiple dock positions—three 8' x 8' docks at the front, one 8' x 10' dock, and three 8' x 9' docks at the rear—plus an 8' x 10' drive-in door. Five additional dock positions have been preserved for future reactivation.

The facility's mechanical systems include multiple natural gas unit heaters and furnaces. The front office area, has not been used for several years, but includes an area for reception, open workroom, private offices, conference room, and separate men's and women's restrooms.

Constructed for long-term durability, the building features a concrete block foundation with block and brick walls, rubberized gable roofing, and a rear warehouse built with metal siding and roofing over a poured concrete foundation.

With its strategic Central Illinois location, versatile layout, and well-maintained systems, this property is ideally suited for logistics, manufacturing, or temperature-controlled operations positioned for growth.

OFFERING SUMMARY

Sale Price:	\$3,400,000
Lease Rate:	\$3.50 SF/yr (NNN)
Number of Units:	1
Available SF:	92,860 SF
Lot Size:	7.25 Acres
Building Size:	92,860 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,223	12,023	32,589
Total Population	2,861	29,691	79,201
Average HH Income	\$38,906	\$41,633	\$48,756

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Lease Rate	\$3.50 SF/YR
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LOCATION INFORMATION

Building Name	Prime Industrial Warehouse Central Illinois
Street Address	3205 N 22nd St
City, State, Zip	Decatur, IL 62526
County	Macon
Market	Industrial
Sub-market	Industrial Warehouse, Manufacturing, Distribution
Side of the Street	West
Signal Intersection	No
Road Type	Highway
Market Type	Medium
Nearest Highway	I -72 : Located directly south 1.5 miles.
Nearest Airport	Decatur Airport

BUILDING INFORMATION

Building Size	92,860 SF
Tenancy	Single
Number of Cranes	0
Office Space	6,079 SF
Number of Floors	1
Year Built	1963
Gross Leasable Area	92,860 SF
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	M-1
Lot Size	7.25 Acres
APN #	07-07-36-403-005
Lot Frontage	400 ft
Lot Depth	1,200 ft
Corner Property	No
Traffic Count	12500
Traffic Count Street	N 22nd Street
Waterfront	No
MLS #	6220294
Power	Yes
Rail Access	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Central HVAC	Yes
Broadband	Other
Centrix Equipped	Yes
Leed Certified	Yes
Gas / Propane	Yes

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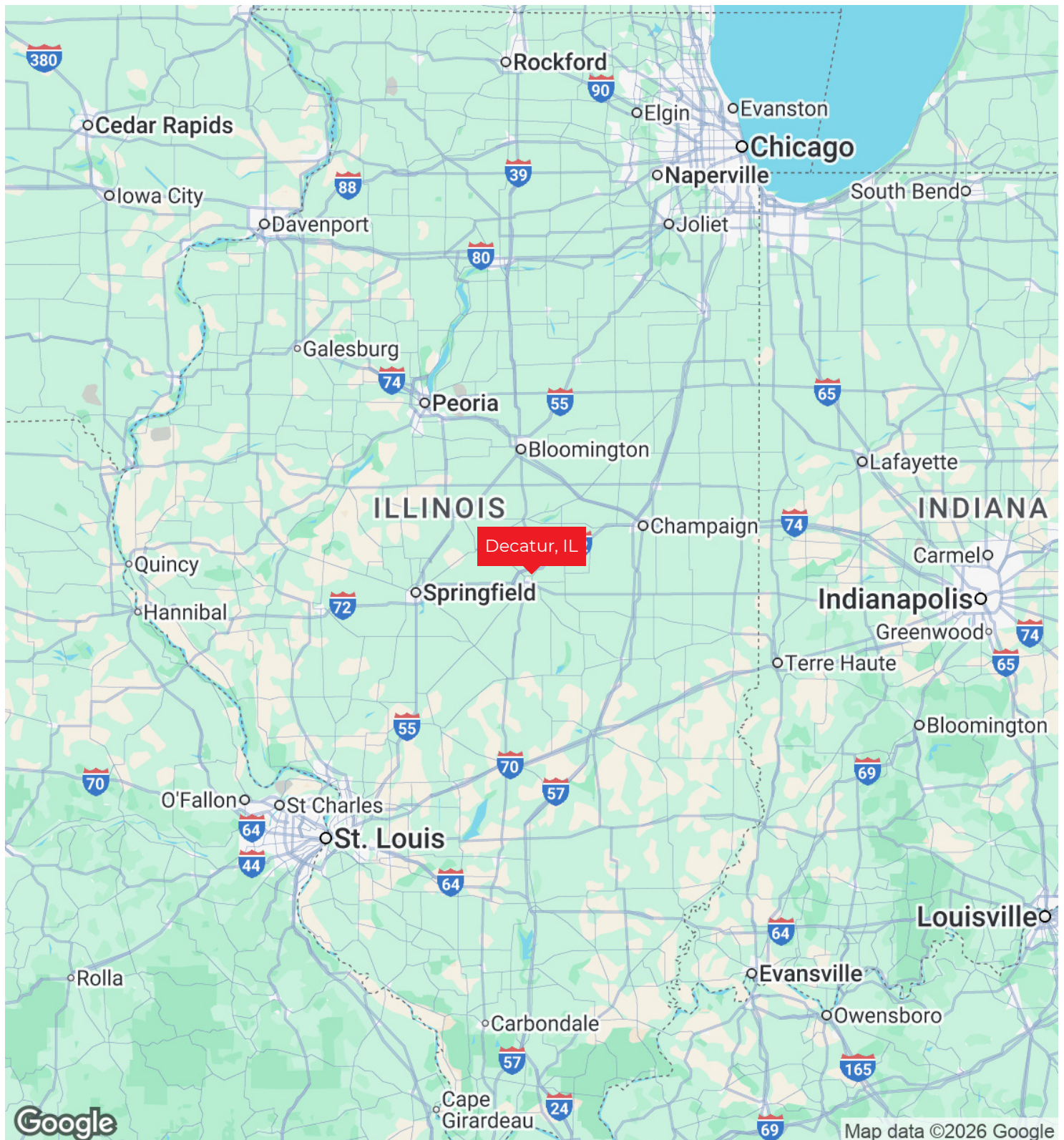
- Expansive industrial facility in the heart of Central Illinois—ideal for owner-users or investors.
- Flexible use options including manufacturing, storage, distribution, or temperature-controlled operations.
- Modern infrastructure with full climate control throughout the building.
- Variable ceiling heights to support diverse operations:
 - 12'8" in production area
 - 18' clearance in main warehouse
 - Up to 30'5" at the peak of the rear metal section
- Robust loading & logistics capabilities with a mix of dock positions:
 - Front: three 8' x 8' docks
 - Rear: one 8' x 10' dock and three 8' x 9' docks
 - Additional 8' x 10' drive-in door
- Five extra dock spots preserved for future use
- Strong mechanical systems including multiple natural gas unit heaters and furnaces.
- Front office suite (unused in recent years) featuring reception area, open workroom, private offices, conference room, and separate restrooms.
- Durable construction with concrete block foundation, block/brick exterior, rubberized gable roof, and metal-sided rear warehouse on poured concrete.
- Prime location within Decatur's industrial corridor offering quick access to major transportation routes.
- Excellent opportunity for businesses seeking growth, efficiency, and a strategically positioned Illinois facility.
- Expansive industrial facility in the heart of Central Illinois—Tenant, Investors, or Owner User .
- Flexible use options including manufacturing

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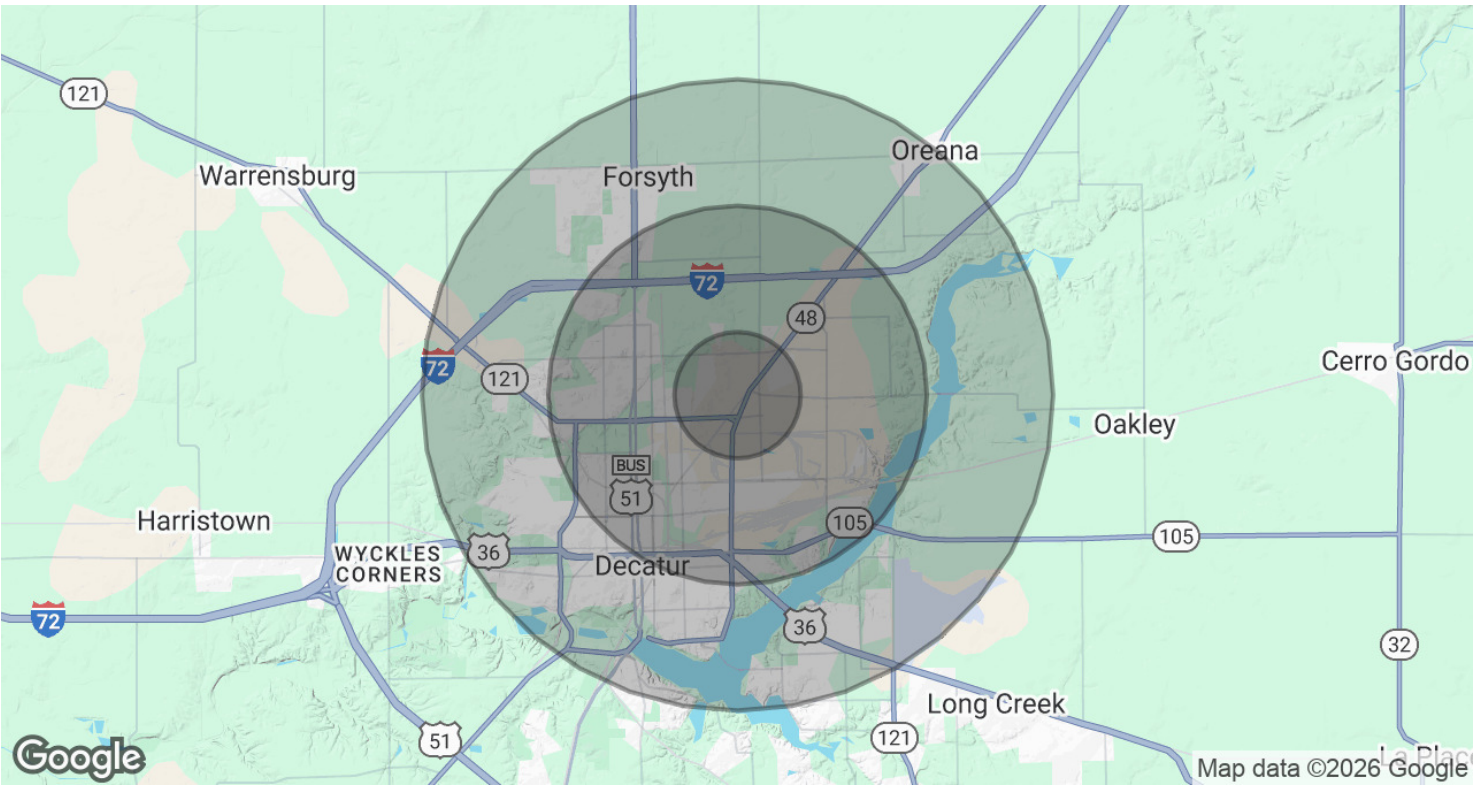


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,861	29,691	79,201
Average Age	36.1	37.8	38.5
Average Age (Male)	33.3	35.6	36.9
Average Age (Female)	36.4	39.5	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,223	12,023	32,589
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$38,906	\$41,633	\$48,756
Average House Value	\$89,780	\$97,404	\$99,349

* Demographic data derived from 2020 ACS - US Census

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