

AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co



FOR SALE - Freestanding Flex Building, Lexington, Illinois

Address

1103 W. Main St
Lexington, Illinois

Asking Price

\$395,000

Building Size

3,072 Sq. Ft

Lot Size

0.42 Acres

Parcel

09-07-256-004

Zoning

B-2
by City of Lexington

This **fully heated and cooled**, free-standing flex property offers excellent exposure and ample on-site parking. Located at the corner of **Lexington's iconic 1940s Route 66 neon sign**, the property provides a recognizable setting for both local businesses and Route 66 tourism-related ventures.

PROPERTY OVERVIEW

- **3,072 SF** quality Graber building
- Situated on approximately **0.42 acres**
- **Commercially zoned** corner lot
- Excellent overall condition, **Move-in ready**

BUILDING FEATURES

- **16' to 20' foot interior height**
- **12' and 14' overhead doors**
- **95% efficient HVAC**
- **All LED lighting**
- ADA-compliant restroom
- Ameren electric & Nicor gas



EXTERIOR & CURB APPEAL

- Beautifully landscaped grounds
- Attractive **concrete entry & pergola**
- Decorative metal window and storm-door covers

Laura Pritts
Designated Managing Broker
lptritts@axis360.co
(309) 824-0507

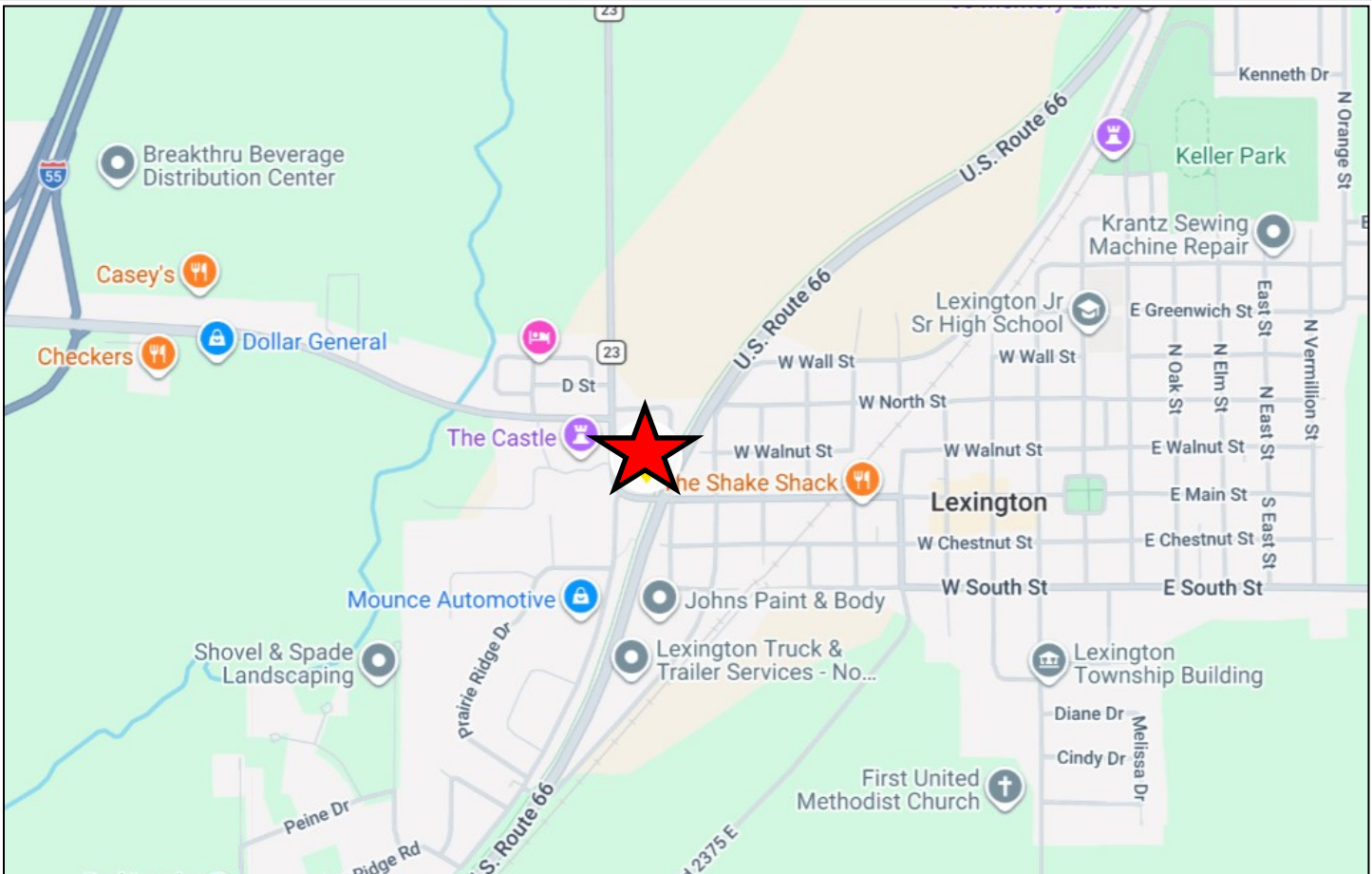
Visit our Website:
www.axis360.co





3001½ Gill St.
Suite A
Bloomington, Illinois
www.axis360.co

Visit our Website:



Lexington, Illinois

Located along Historic Route 66 and Interstate 55, Lexington offers businesses a strategic Central Illinois location with convenient access to major regional markets. Just 15 miles from Bloomington-Normal, the community combines small-town character with proximity to a larger economic center, while its Route 66 heritage helps bring visitors and tourism activity through the area. Lexington actively supports businesses and entrepreneurs and offers resources for new and existing businesses, including opportunities associated with its Tax Increment Finance (TIF) District (<https://www.lexingtonil.gov/business-opportunities>). With an active downtown, local shopping and dining, community events, and ongoing development initiatives, Lexington provides an inviting environment for businesses looking to establish or grow their presence in Central Illinois.

Laura Pritts, Designated Managing Broker

lpritts@axis360.co

(309) 824-0507



3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co

Visit our Website:



Laura Pritts, Designated Managing Broker

lpritts@axis360.co

(309) 824-0507