



***Kathy Bodnar**
Director

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DECATUR INDUSTRIAL SUITES FOR LEASE

3463 N Rupp Parkway
Decatur, Illinois 62526

TOTAL AVAILABLE:

Suites 3485-3519 ----- **27,000 SF**

DIVISIBLE TO:

Suite 3485-3515 ----- **19,800 SF**

Suite 3517-3519 ----- **7,200 SF**

Suite 3515 ----- **2,700 SF**

Suite 3513 ----- **2,700 SF**

***Agent is owner**



14665 Galaxie Ave, Suite 350
Apple Valley, MN 55124

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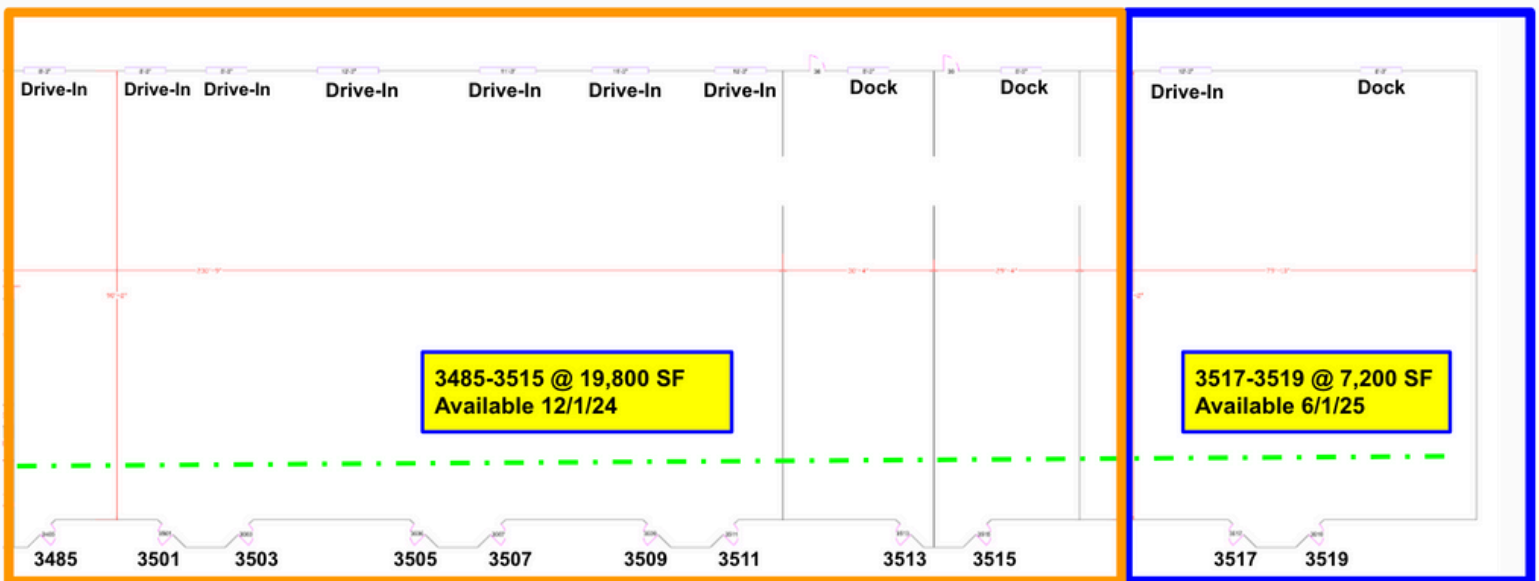
LEASE INFORMATION

3463 North Rupp Parkway
Decatur, Illinois 62526

LEASE DETAILS

For Lease:

Suites 3485-3519	27,000 SF
Suite 3485-3515	19,800 SF
Suite 3517-3519	7,200 SF
Suite 3515	2,700 SF
Suite 3513	2,700 SF
Asking Rent	Negotiable
CAM/Tax/Insurance	\$2.00 per SF
Minimum SF	2,700 SF
Maximum SF	27,000 SF (Suites 3485-3519)
Utilities	Tenant Is Responsible For Electricity & Gas (Ameren), Waste Disposal, Phone, & Internet Services.



NOTE Green dotted line is the plumbing line where Restrooms can be placed where needed easily along this line



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RUPP PARKWAY

3485-3519 FOR LEASE

FEATURES (27,000 SF)

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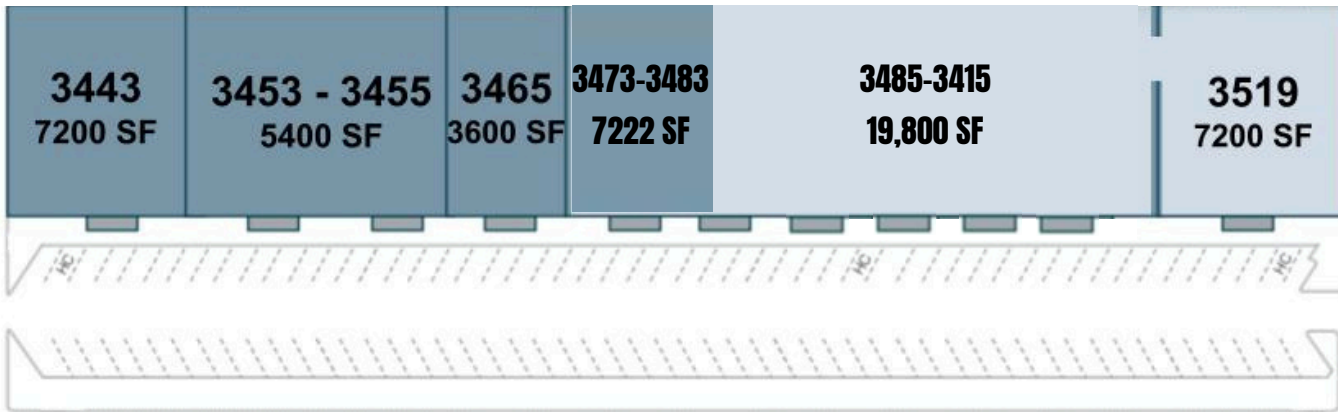
Warehouse Features:

- 3 dock doors (8' and 10')
- 8 overhead drive-in doors (10', 12', and 15')
- 2 service doors
- 2 restrooms
- Height to ceiling - 16'5"
- Heat Only in Warehouse



3463 North Rupp Parkway Decatur, Illinois 62526

■ AVAILABLE
■ OCCUPIED

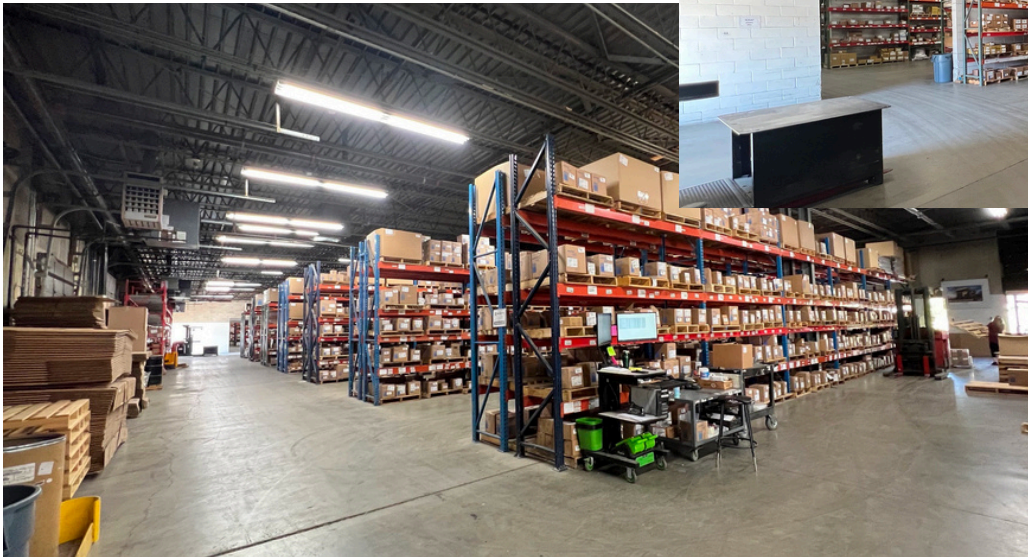


RUPP PARKWAY

3485-3519 PHOTOS

27,000 SF For Lease

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PROPERTY OVERVIEW

3463 North Rupp Parkway
Decatur, Illinois 62526

✓ ACCESSIBILITY

Convenient & quick access to Interstate 72 and Illinois Route 48

✓ DECATUR'S LARGEST INDUSTRIAL AREA

With top major industrial employers like Archer Daniels Midland, Caterpillar, Primient, Ameren Illinois, Mueller, Bodine Electric, and more!

✓ VERSATILE SPACES AVAILABLE

Suites ranging from 2,700 SF to 27,000 SF. Can be combined or seperated. Including 3 loading docks, 8 drive-in doors, and 2 service doors.

PROPERTY HIGHLIGHTS

Property Address: 3463 North Rupp Parkway

Property Type: Industrial

Property ID: 07-07-36-251-005

Building SF: 50,400 SF

County: Macon

Total Floors: 1

Tenancy Type: NNN

Sprinklers: 100%

LED Lighting: 100%

Parking: Yes

Land Area: 3.153 Acres

Zoning: M1 - Intense Commercial / Light Industrial

Cross Street: North Rupp Parkway and Federal Drive

Year Built: 1981

Building Material: Framing: Steel O/FP

Floors: Reinforced Concrete

Walls: Pre Cast Concrete



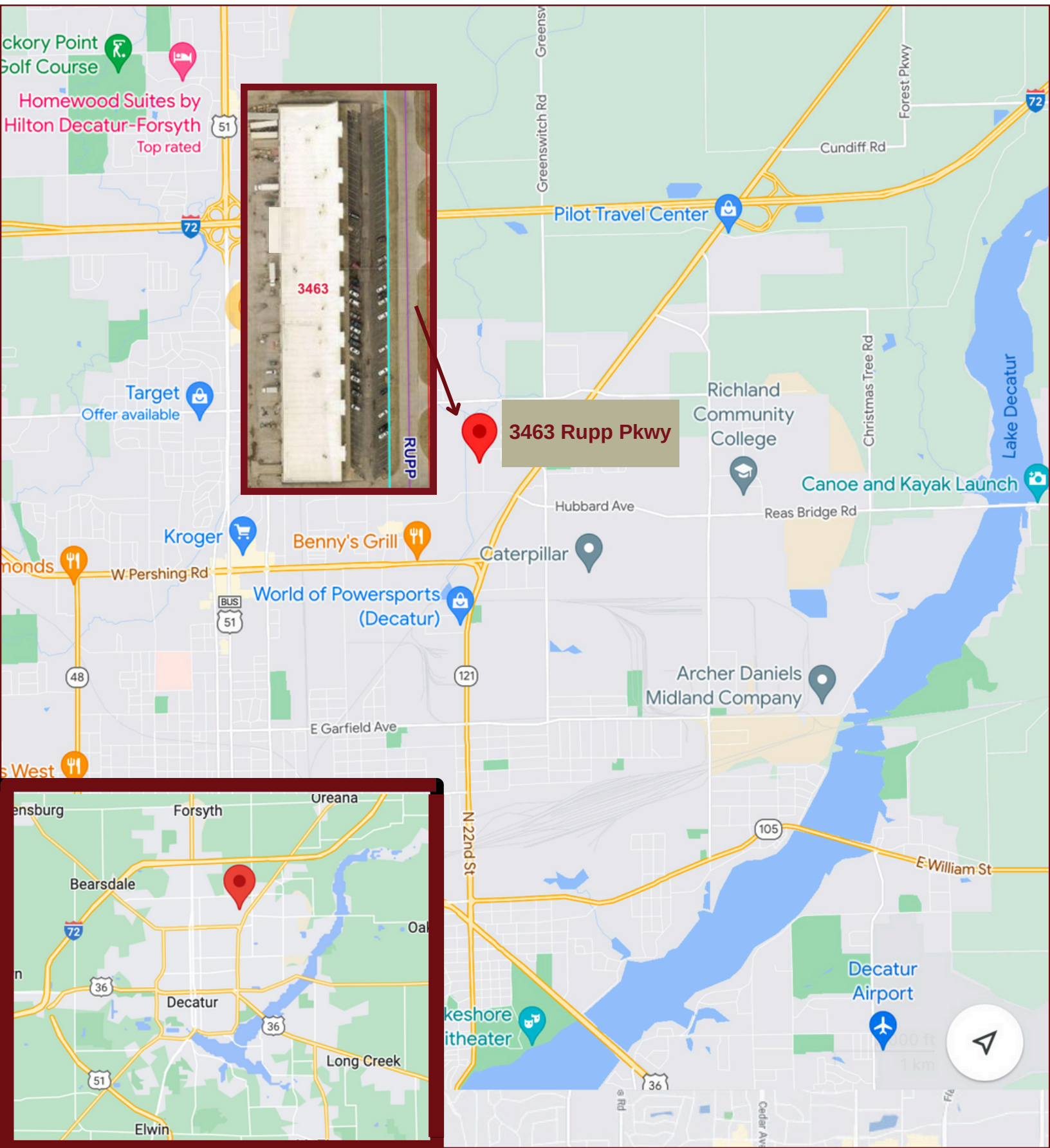
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PROPERTY LOCATION

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WHY DECATUR?

3463 North Rupp Parkway
Decatur, Illinois 62526

Decatur, Illinois is at the forefront of global manufacturing, biotechnology, agriculture, and logistics industries. Explore the incredible opportunities that await you in Decatur's business-friendly community!

- **Strategic Location:**
 - Decatur is only **3 hours from Chicago and Indianapolis; and 2 hours from St. Louis**, positioning your business for exceptional market access and growth.
 - Reach over 99 million consumers with just a one-day drive!
- **Logistics Powerhouse - Air, Highway & Railroad Access:**
 - Decatur is home to the **Midwest Inland Port (MIP)**, providing seamless access to major North American seaports and global markets
 - Ranked 3rd in Nation as emerging logistics and distribution center.
 - **ADM Intermodal Ramp**, with 25-minute turn times, make all of the necessary arrangements with the container truck move, and offers on-site storage.
 - Toll-free access to **5 major roadways** (Interstates 72, 55, 74, 57, and US Hwy 51)
 - **Direct Access to 4 Railroads** (CN, Norfolk Southern, DCC, DREI) connecting to all North American rail networks
 - **A 2,000-acre airport**, with a US Customs office, is capable of handling wide-body aircraft.
- **Skilled Workforce:**
 - Tap into a diverse and highly skilled labor force of over 533,000 within a one-hour drive of Decatur.
- **Cost Advantage:**
 - Decatur boasts one of the lowest costs of living in the nation. Take advantage of lower operating costs, **inexpensive water and electricity rates, and competitive labor costs**, to help maximize profitability.
- **Business-Friendly Environment:**
 - Decatur's local government and partners offer a welcoming and supportive atmosphere for business, including state and federal options, prime Enterprise Zones, and Tax Increment Finance Districts (TIFs),

Discover the limitless possibilities that Decatur offers! Join Decatur's thriving community and position your business for growth, success, and a bright future!



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Let's Start Today!!

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of this property. It has been prepared by KW Commercial Midwest. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective tenant may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective tenant of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of the Owner and KW Commercial Midwest. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.



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