

FOR SALE / LEASE

VIEWEG
REAL ESTATE

Central IL Warehouse and Manufacturing Opportunity

1810 E Mcbride Ave, Decatur, IL 62526



Cole Babcock

Commercial Broker

217.433.0839

cole@viewegrealestate.com

Vieweg Real Estate

601 E William St.

Decatur, IL 62523

viewegrealestate.com

P: +1 217 450 8500



PROPERTY DESCRIPTION

This 52,000 square-foot industrial warehouse facility offers an exceptional combination of functionality and heavy utility infrastructure. The building is equipped with a new roof, multiple overhead doors ranging from 12x12 to 16x20, and a dedicated loading dock for efficient freight handling. Ceiling heights range from 18 to 30 feet, accommodating a wide range of industrial uses from storage to manufacturing. Heavy-duty utility is already built in, with a 3-ton overhead crane, a 5-ton overhead crane, and four jib arms capable of handling between 500 and 1,000 pounds each. The facility is heated by seven gas units to keep warehouse operations running smoothly throughout the year.

Inside, the property features 1,200 square feet of recently remodeled office space, providing a comfortable and professional setting for administrative operations. This office build-out, combined with the extensive warehouse capacity, makes the facility well-suited for users needing both functional workspace and modern office accommodations under one roof. With its blend of accessibility, industrial strength, and built-in infrastructure, this property stands out as a strong option for end users, investors, or manufacturers seeking a well-positioned asset in Central Illinois.

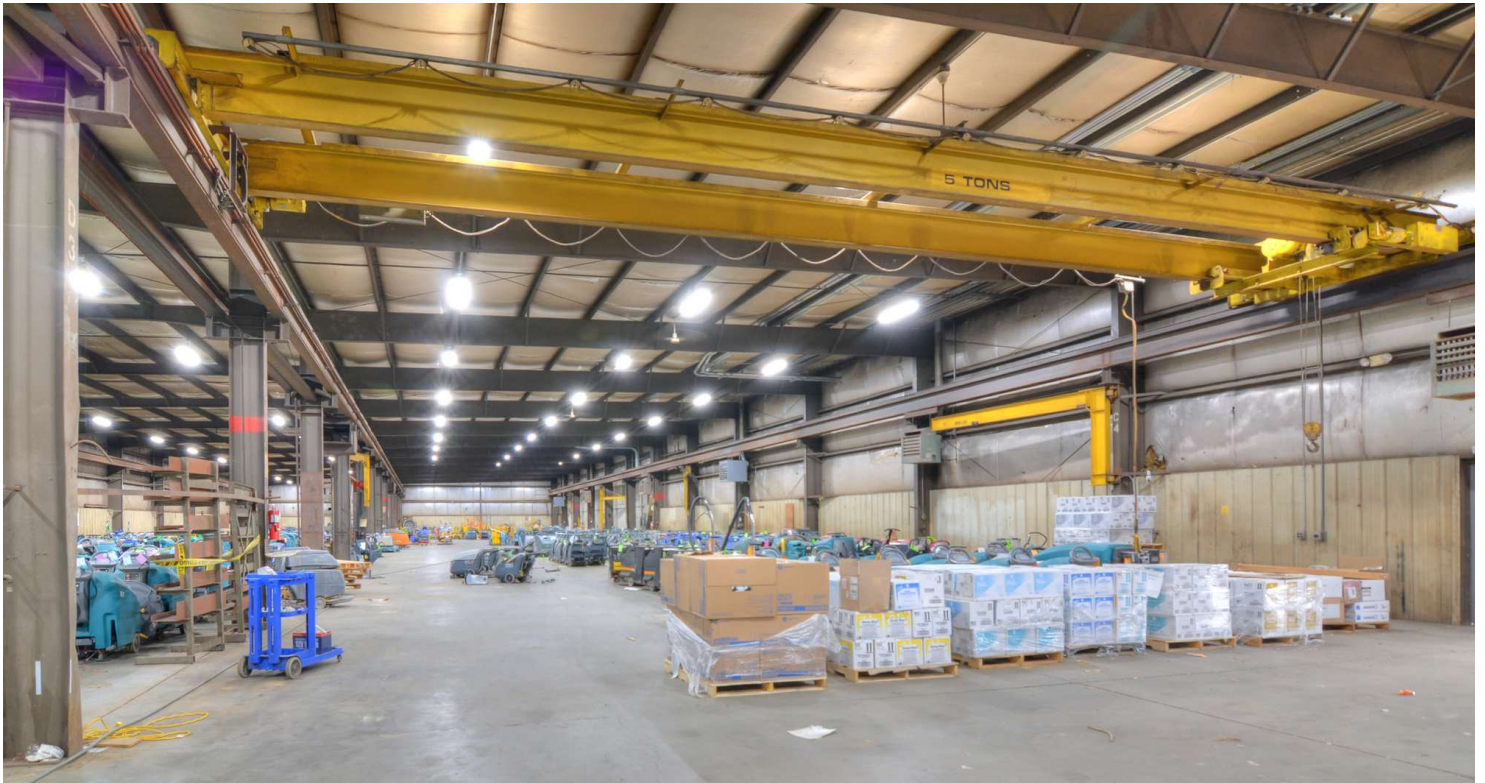
OFFERING SUMMARY

Sale Price:	\$2,080,000
Lease Rate:	\$4.00 SF/yr (NNN)
Available SF:	52,000 SF
Lot Size:	148,047 SF
Building Size:	52,000 SF

DEMOGRAPHICS	2.5 MILES	5 MILES	10 MILES
Total Households	14,977	32,383	41,178
Total Population	33,538	73,874	95,321
Average HH Income	\$50,256	\$69,730	\$76,761

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PROPERTY HIGHLIGHTS

Property Specifications

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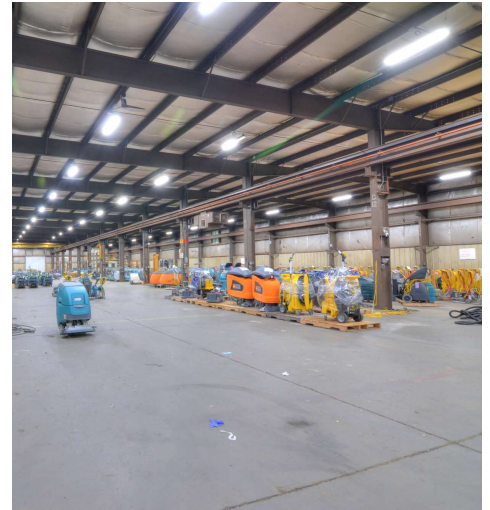
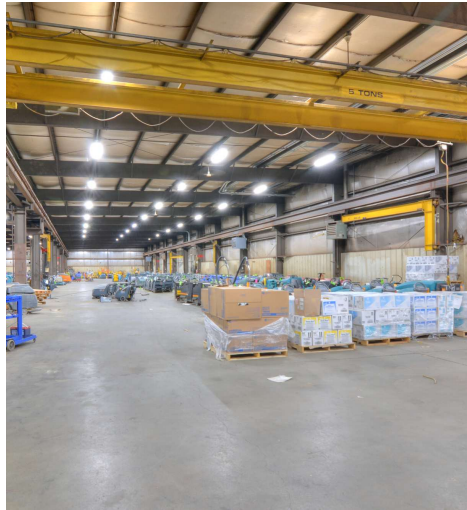
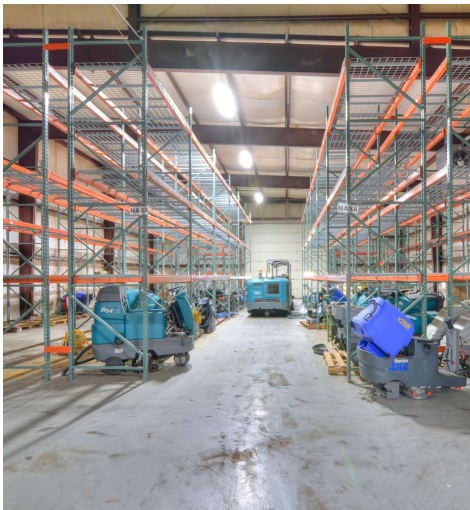
- Building Size: 52,000 SF industrial warehouse facility- Ceiling Heights: 18' – 30' clear- Roof: New roof installed- Loading Access: - 1 loading dock - 3 overhead doors (12' x 12') - 1 overhead door (14' x 14') - 1 oversized overhead door (16' x 20')- Cranes: - 1 overhead crane (3-ton) - 1 overhead crane (5-ton) - 4 jib arms (500-1,000 lbs each)- Heating: 7 gas-fired unit heaters throughout warehouse- Office Space: 1,200 SF of recently remodeled office area- Location: Tucked away on a backstreet setting, ideal for secure operations- Lease Rate: \$4.00-\$5.00/SF NNN- Sale: Available (call broker for pricing)

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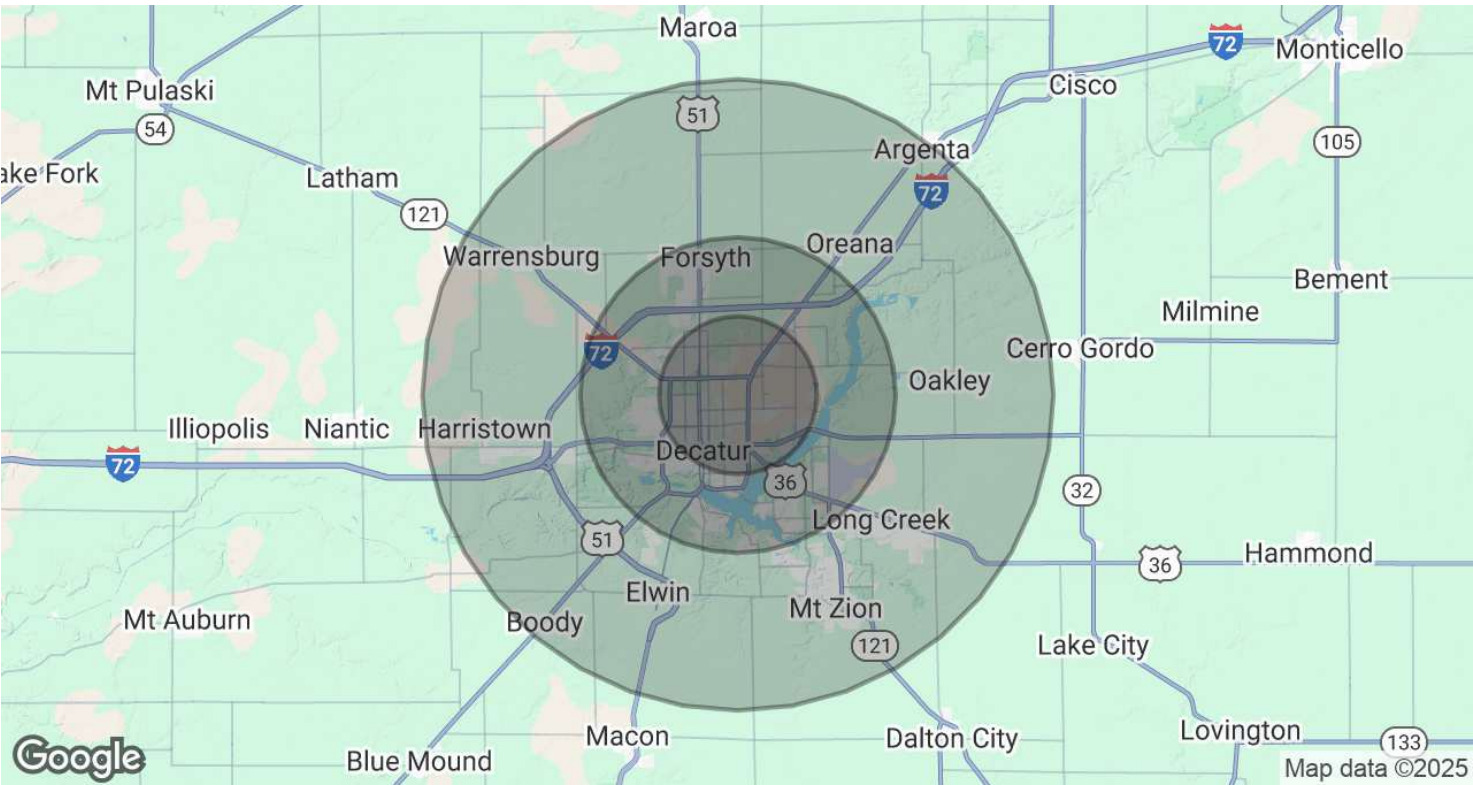
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POPULATION	2.5 MILES	5 MILES	10 MILES
Total Population	33,538	73,874	95,321
Average Age	40	42	42
Average Age (Male)	38	40	41
Average Age (Female)	41	43	43

HOUSEHOLDS & INCOME	2.5 MILES	5 MILES	10 MILES
Total Households	14,977	32,383	41,178
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$50,256	\$69,730	\$76,761
Average House Value	\$93,188	\$129,254	\$142,719

Demographics data derived from AlphaMap

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