

# 2881 E Parkway Drive

Decatur, IL 62526



## OFFERING SUMMARY

Building Size:	32,995 SF
Lot Size:	2.84 Acres (2 parcels)
Dock Doors:	4
Drive-In:	3
Year Built:	1978
Zoning:	M-1 (Light Manufacturing)
2023 Taxes:	\$20,303

## PROPERTY OVERVIEW

Industrial Warehouse Property Available For Sale and Immediate Acquisition. Situated on a double parcel lot totaling 2.84 acres in the Northeast Business & Industrial Complex. Located in the heart of the industrial corridor of Decatur, Illinois, within close proximity to the areas top industrial campuses and only 3 miles to I-72 access. The building totals approximately 33,000 square feet with approximately 3,000 square feet of finished office space. Partially fenced lot with dock doors and drive-in doors. Ceiling height clearance ranged from 11 to 18 feet. Overhead warehouse heaters and a dry sprinkler system enhances the functionality and security of the space. Ample power available, including 3-phase and 800-amp capacity. Versatile industrial property is equipped to support a wide range of operational needs. Whether using for manufacturing, distribution, or logistics, this property provides the flexibility and infrastructure needed to thrive in today's competitive market. Contact commercial real estate brokers to further explore this opportunity.



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**MAIN PLACE**  
REAL ESTATE



Google

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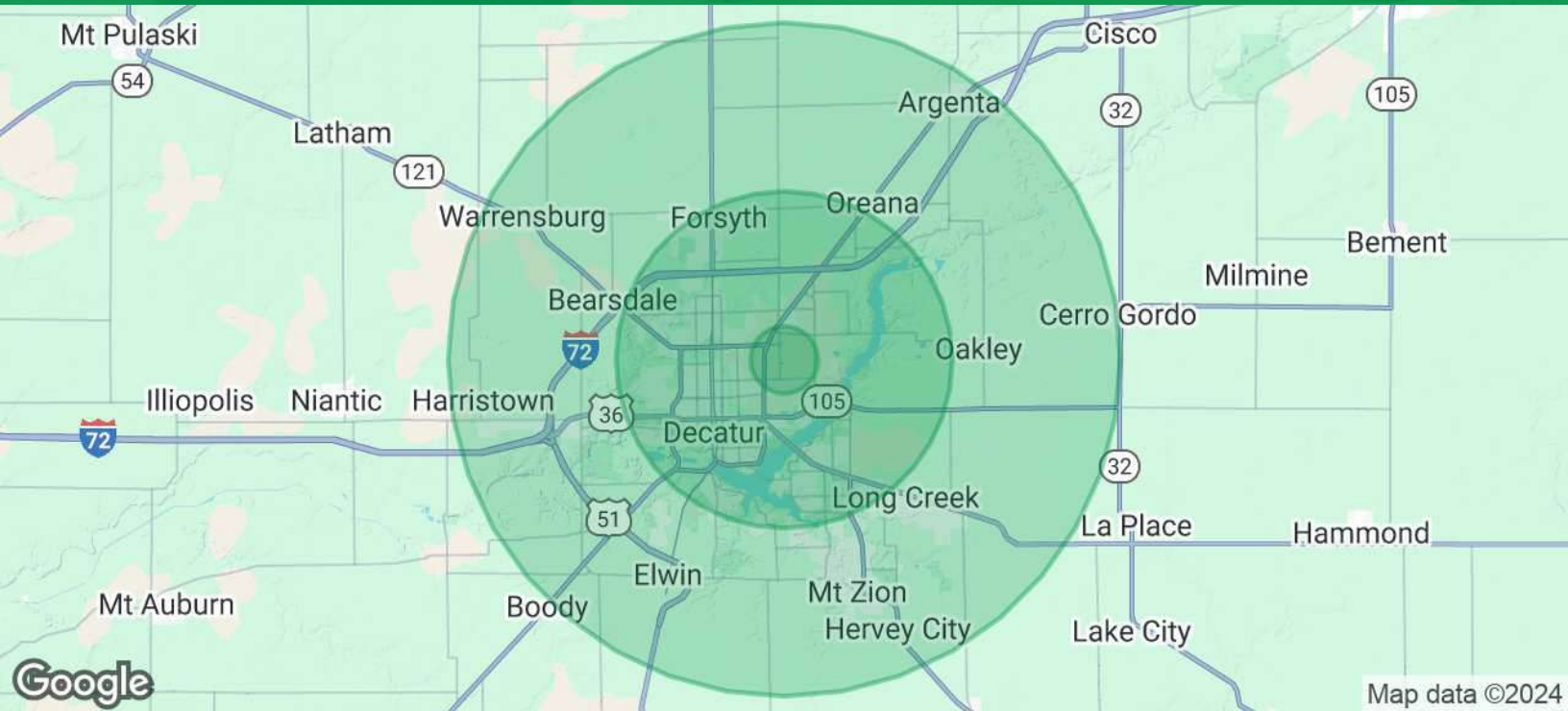
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,640	70,000	94,736
Average Age	39	42	42
Average Age (Male)	38	40	40
Average Age (Female)	39	43	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	716	30,754	40,935
# Of Persons Per HH	2.3	2.3	2.3
Average HH Income	\$47,437	\$68,180	\$76,597
Average House Value	\$101,163	\$126,944	\$142,541

Demographics data derived from AlphaMap



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