

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

6444 S. 6th St Frontage Rd E
Springfield, IL 62703

**Flex Building with Interstate
Visibility For Sale or Lease**

BLAKE PRYOR

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COLDWELL BANKER COMMERCIAL

DEVONSHIRE REALTY

Springfield, IL

217-547-6650

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USE AGREEMENT



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OVERVIEW



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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for sale or lease this flex building with interstate visibility in Springfield, IL.

The property was built in two sections – office space in 1979 with multiple offices and open work space followed by a large addition in 1999 with more office space, open lab space, and warehouse space for receiving and storage. The current layout features a lobby/reception area, 4 large conference or work rooms, 13 sizable private offices, 2 break rooms, 3 sets of men’s and women’s restrooms, plenty of open work space, a server room with IT rack and mini-split system in place, and a large storage/warehouse area with access to an 8’x8’ overhead door. The owner was granted a use variance to allow for wholesale offices with storage up to 8,000 SF of the building to allow for more flexible uses. The property is priced below its fair market value (\$505,698).

The property has a convenient location just off Interstate 55. It has traffic counts of 43,600 AADT and is part of the historic US Route 66 from Chicago to St. Louis. The University of Illinois at Springfield is located northeast of this site. Other nearby sites include plenty of professional office, shopping/retail, and multiple neighborhoods bordering Lake Springfield near the site.

Springfield is the Capital of Illinois. It is located in Central Illinois and is accessed by both Interstate 55 and Interstate 72. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis.

PROPERTY INFORMATION

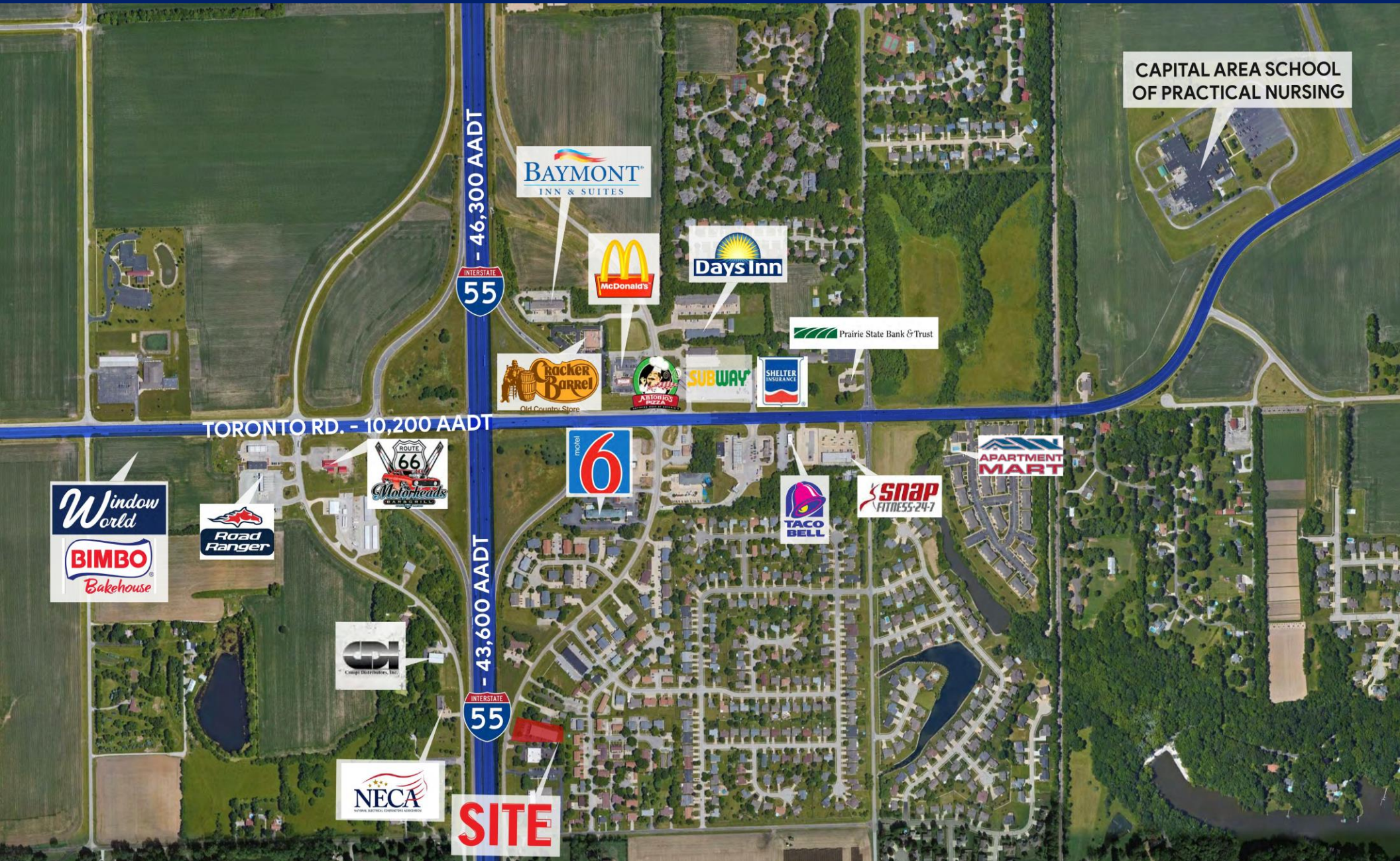
ADDRESS	6444 S. 6th Street Frontage Rd E, Springfield, IL 62703
AVAILABLE SPACE	10,600 SF
ASKING SALE PRICE	\$399,000
ASKING LEASE RATE	\$4,000 / MO / NNN
LOT SIZE	1.06 AC
ZONING	R-5b, General Residence & Office District (w/ Use Variance allowing up to 8,000 SF of Warehouse)
YEAR BUILT	1979 & 1999
PARKING	28 Spaces



AERIAL



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CAPITAL AREA SCHOOL
OF PRACTICAL NURSING

INTERSTATE
55
- 46,300 AADT

TORONTO RD. - 10,200 AADT

INTERSTATE
55
- 43,600 AADT

SITE

EXTERIOR PHOTOS



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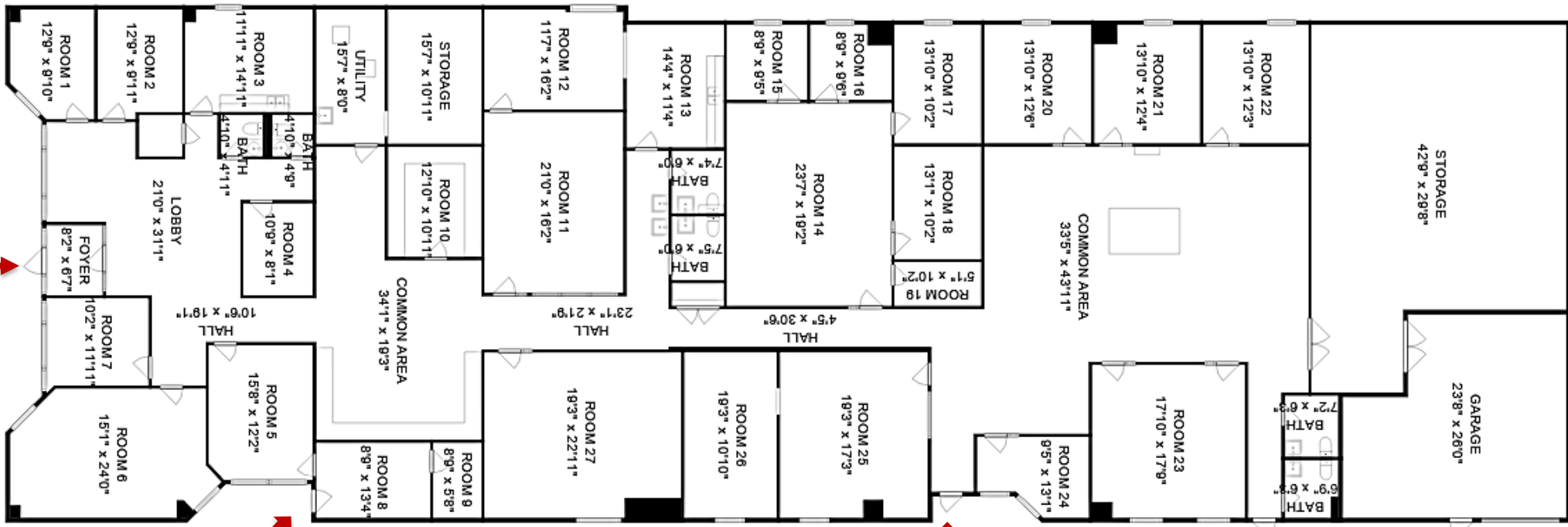
FLOOR PLAN



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ENTRANCE



ENTRANCE

ENTRANCE

ENTRANCE

OHD

INTERIOR PHOTOS



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OFFICE & OPEN WORK SPACE



INTERIOR PHOTOS



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OFFICE & LAB SPACE



INTERIOR PHOTOS



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WAREHOUSE SPACE



CONTACT



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PROPERTY HIGHLIGHTS

- Flex Building with Interstate Visibility
- Multiple Offices, Open Lab Space
- Warehouse Space with 8'x 8' OHD
- Use Variance = More Warehouse/Storage
- Near UIS among Many Others
- Priced Below Fair Market Value