

INDUSTRIAL PROPERTY FOR SALE

2046 Keystone, Springfield, IL



<u>Sale Price:</u>	\$335,000.	<u>Total SF:</u>	+/- 11,900 SF
<u>Zoning:</u>	I-1 (Sangamon County)	North Building:	+/- 6,000 SF
<u>Acreage:</u>	+/- 4.4 Acres	South Building:	+/- 5,900 SF

Office / Warehouse with convenient access to Interstate 55

- Easy access, just off Sangamon Avenue a half mile from the I-55 interchange
- North building is office/heated warehouse, South building is cold storage
- North building offers 11 loading docks, and the South building offers 5
- North building includes approximately 1,500sf of office space
- Fenced yard area in between North and South buildings
- Tenants are in place in each warehouse with month-month leases

The information found in this brochure is for informational purposes only, and is not audited, warranted or in any fashion guaranteed by Todd P Smith Real Estate, Inc. It is subject to verification by any interested parties and no liability for errors or omissions is assumed. NOTICE OF AGENCY: Todd P Smith Real Estate, Inc. is the exclusive agent for the seller/lessor and therefore represents the seller/lessor, unless expressed otherwise in writing with the parties to a transaction.

Contact: Todd P Smith
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TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

2046 Keystone – North Building

Springfield, IL

FIRST FLOOR PLAN (NORTH BUILDING)



(3) 9'H x 10'W O/H Dock Doors



(2) 9'H x 10'W O/H Dock Doors

(3) 8'H x 10'W O/H Dock Doors

(3) 8'H x 10'W O/H Dock Doors



- 6,000 SF Office/Warehouse
+/- 1,500 SF air-conditioned Office Space
11 Dock Doors in Heated Warehouse
- Fenced Yard Space behind North Building
- Leased on a Month-month basis currently

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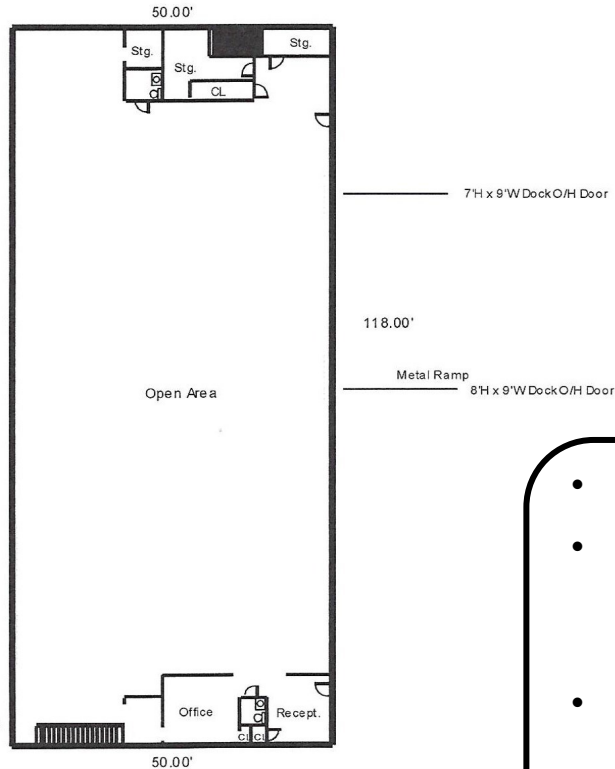
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2046 Keystone – South Building

Springfield, IL

FIRST FLOOR PLAN (SOUTH BUILDING)



(2) 7'H x 9'W Dock O/H Doors

Concrete Ramp Down to Basement

- Cold Storage
- 5,900 SF 1st Floor
- 8' Ceilings
- 5 Dock Doors
- Lower Level w/ramp and overhead door
- 2nd Floor partially removed buildout
- Leased on a month-month basis currently



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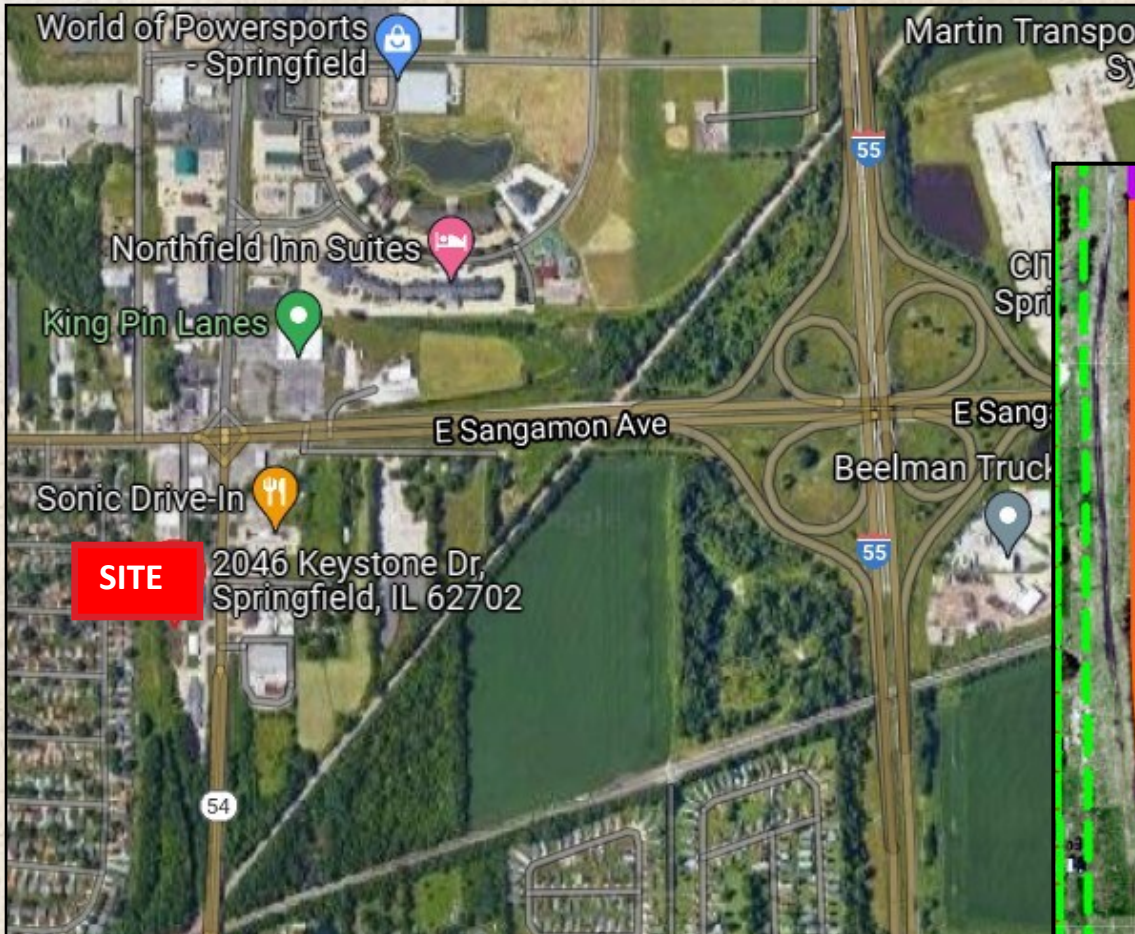


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2046 Keystone Springfield, IL

FOR SALE



- +/- 4.6 acres with two warehouses and fenced yard space
- Easy access to Interstate 55
- Located just past Dirksen Parkway
- Heated & air-conditioned office space
- Heated and cold storage warehouse space

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