

Food Service Warehouse

2015 E Olive Street, Decatur, IL 62526



OFFERING SUMMARY

Lease Rate:	\$4.00 SF/yr (net)
Building Size:	19,930 SF
Lot Size:	2 Acres
Year Built:	1969
Renovated:	2020
Zoning:	M2 - Heavy Industrial
Dock Doors:	6

PROPERTY OVERVIEW

This versatile industrial property on 2 acres offers just shy of 20,000 square feet of warehouse space. Ideal for food-related businesses - previously food grade and used by regional food service and produce distributor. Key features include numerous walk-in refrigerators and freezer, several dock doors, overhead drive-in interior dock / staging area, and small sales office. The office is approximately 700 square feet and includes restrooms. Refrigerators/Freezer are Bohn systems. The ceiling clearance varies from 12 to 22 feet, accommodating racking and dry storage needs. Clean and well-maintained building, with cold storage infrastructure that can stay or be removed.

The asking lease rate is \$4 per square foot, net lease structure. Floor plan and 3D Virtual Tour are available upon request.

Note: One or more owners hold a broker license in the State of Illinois. For more details and inquiries, please contact the broker.

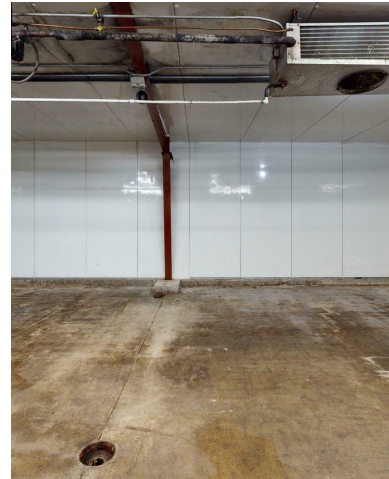
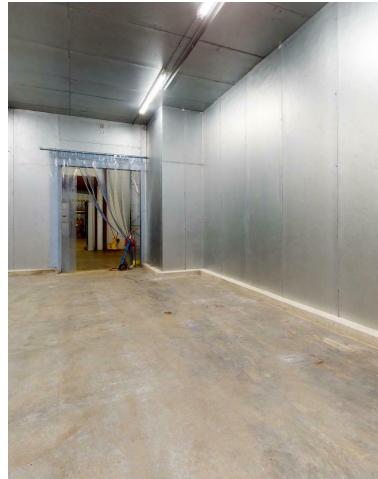


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FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 19664 sq. ft
TOTAL: 19664 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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MAIN PLACE
REAL ESTATE



Google

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Drive Time Map

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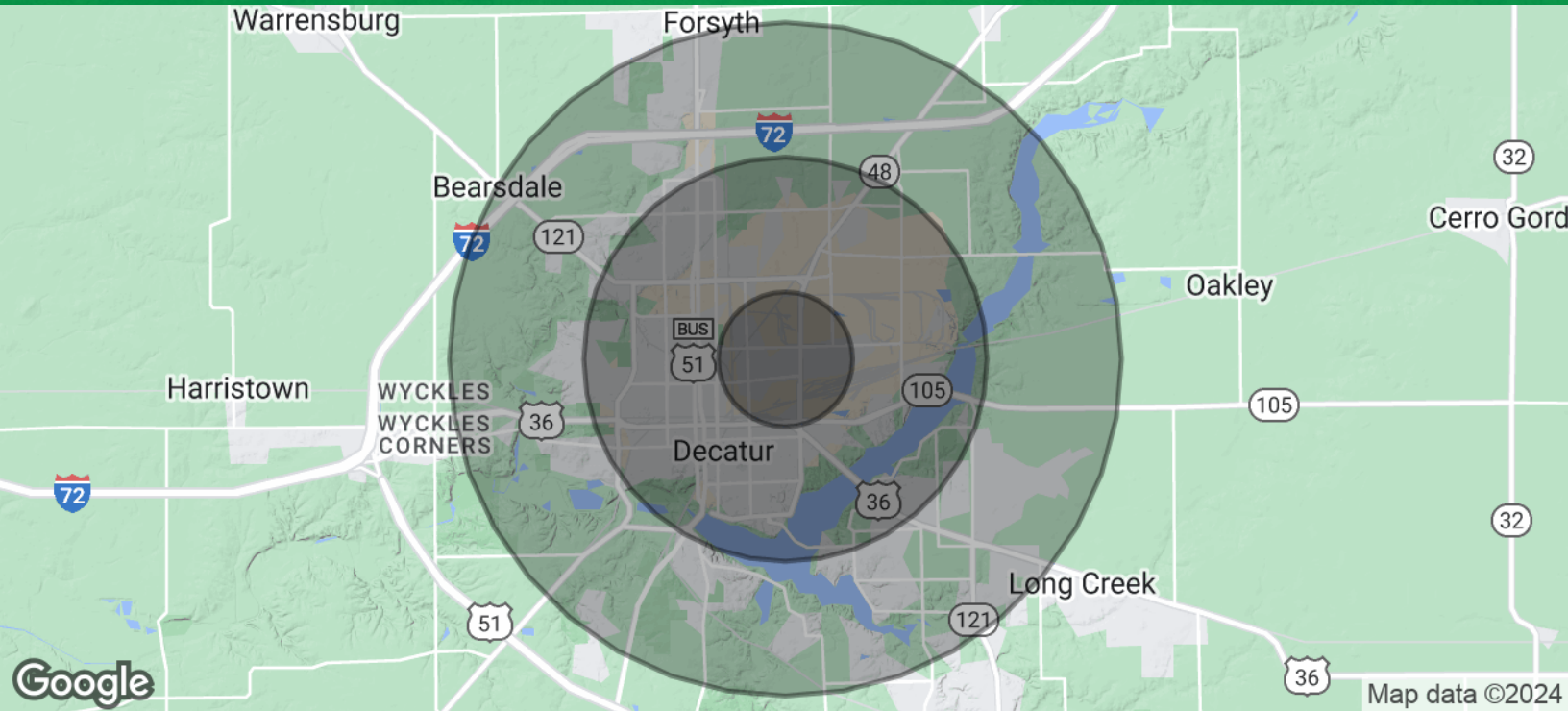


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Demographic Snapshot

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,597	47,409	75,328
Average Age	35.0	38.8	41.4
Average Age (Male)	36.4	37.5	39.4
Average Age (Female)	32.0	39.9	43.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,046	25,170	37,899
# Of Persons Per HH	1.8	1.9	2.0
Average HH Income	\$29,749	\$42,443	\$54,873
Average House Value	\$38,448	\$63,594	\$90,996

2020 American Community Survey (ACS)



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