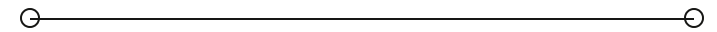


**LEASE**

# Industrial Building for Lease - 3906 E Hospitality Lane

**3906 EAST HOSPITALITY LANE**

Decatur, IL 62521



**PRESENTED BY:**

**JILL SPRATT**

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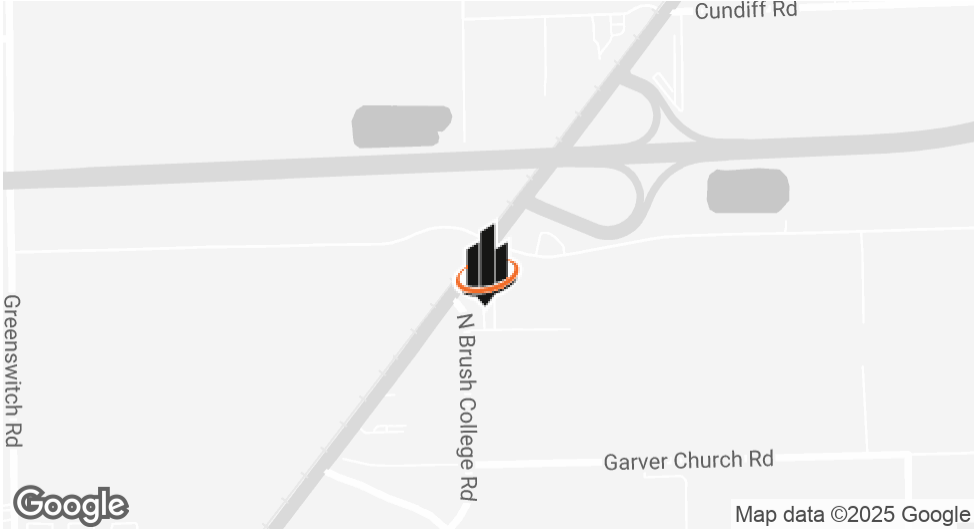
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PROPERTY SUMMARY



OFFERING SUMMARY

|                  |                   |
|------------------|-------------------|
| LEASE RATE:      | \$5.75 SF/yr (MG) |
| NUMBER OF UNITS: | 1                 |
| AVAILABLE SF:    | 6,612 SF          |
| LOT SIZE:        | 1.741 Acres       |
| BUILDING SIZE:   | 6,612 SF          |

PROPERTY DESCRIPTION

This 6,612 square-foot industrial building, built in 2019, offers a highly versatile space suitable for a variety of business operations. The facility features six 14-foot electric overhead doors and a fully fenced perimeter with security cameras for enhanced protection. A keypad entry system is being installed at the gate, providing tenants with convenient access via their phones or manual entry. Designed for durability, the reinforced concrete flooring can support heavy equipment, making it ideal for industrial use. The building is fully equipped with electrical service and a water meter, and it’s plumbed for a restroom, allowing for easy tenant improvements. Additional exterior parking can also be negotiated if required. Conveniently located just off the interstate, this property offers seamless logistics and accessibility. Well-maintained and move-in ready, it’s an exceptional leasing opportunity for businesses looking for a secure and functional industrial space.

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## ADDITIONAL PHOTOS



Front of building



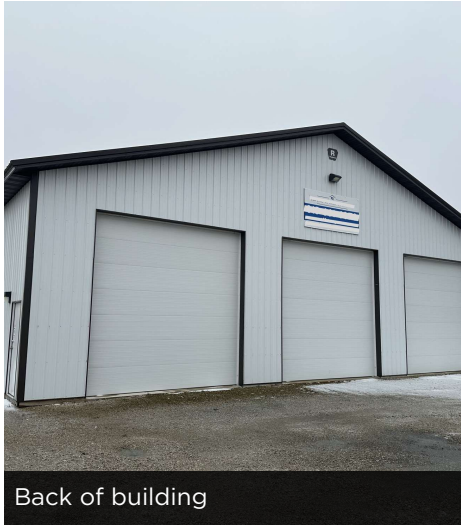
Side of building



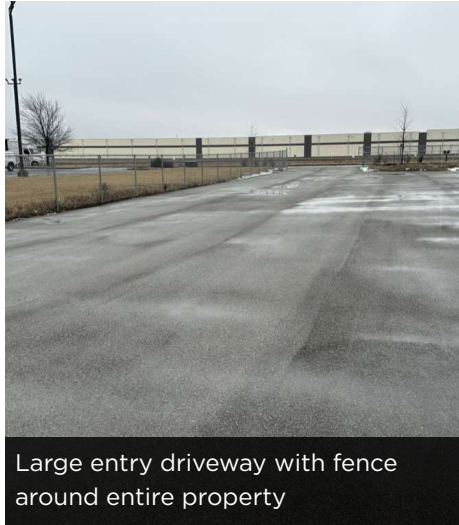
Option for additional parking behind building



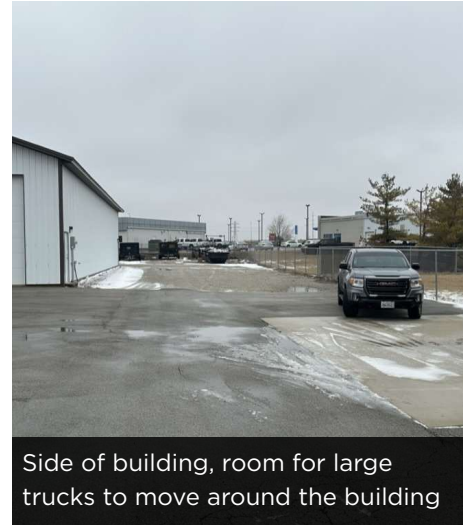
Interior - wide open layout



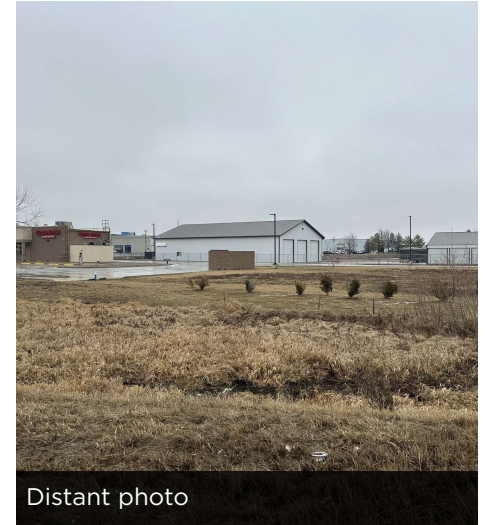
Back of building



Large entry driveway with fence around entire property



Side of building, room for large trucks to move around the building



Distant photo

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## LOCATION MAP



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RETAILER MAP



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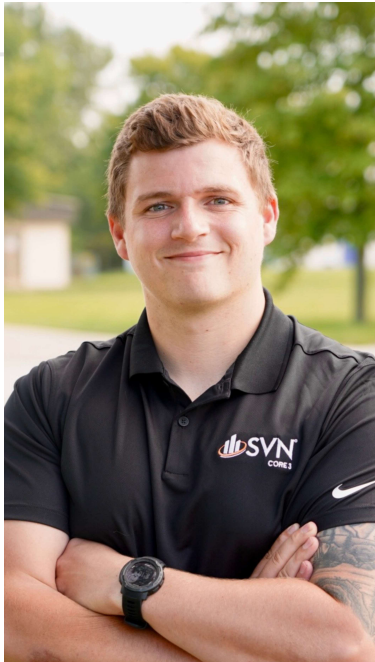
MEET THE TEAM



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