



AVAILABLE FOR LEASE

INDUSTRIAL | WAREHOUSE
625-707 SOUTH SIDE DRIVE | DECATUR, IL | 62521



625-707 South Side Drive | Decatur, Illinois | 473,910 ± SF



PHOENIX

INVESTORS

Opportunity. Execution. Value Creation.

Owned and managed by:
Phoenix Investors, LLC
401 E Kilbourn Avenue, Suite 201
Milwaukee, WI 53202

Ryan Holzauer
414-930-5437
rholzauer@phoenixinvestors.com

Patrick Dederling
414-376-6933
patrick@phoenixinvestors.com

SPACE FEATURES

- Located in Decatur Macon County Enterprise Zone
- Convenient access to I-72 via Hwy 51
- Canadian National Railroad spur available
- Ample car and truck parking
- Additional docks can be added

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PROPERTY DETAILS

Building Size:	473,910 SF
Floors:	1
Available Space:	323,910 SF
Minimum Divisible:	25,000 SF
Max Contiguous:	461,779 SF
Warehouse Space:	Building 1 (Main): 438,016 SF Building 2: 9,295 SF Building 3: 2,836 SF
Office Space:	23,763 SF
Construction:	Roof: Transite panel Walls: Masonry and metal Floors: 6" - 8" reinforced concrete
Year Built:	1954 - Renovated: 1990
Sprinklers:	100% wet
Parking:	500+ surface spaces
Land Area:	103 acres
Zoning:	Industrial
Parcel ID:	04-12-22-376-003 04-12-22-327-006 04-12-22-376-004 04-12-22-376-008
Clear Height:	16' - 28'
Column Width/Depth:	60' x 40'
Drive-In Doors:	7
Dock Doors:	17
Lighting:	Fluourescent & Metal Halide
Power:	277/480 volt, 3-phase, 15,000 amps
Rail Access:	Canadian National Railroad borders east side of property & rail spur to building is available



FOR COMPLETE INFORMATION CONTACT:

✉ RHOLZHAUER@PHOENIXINVESTORS.COM | ☎ (414) 930-5437
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📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



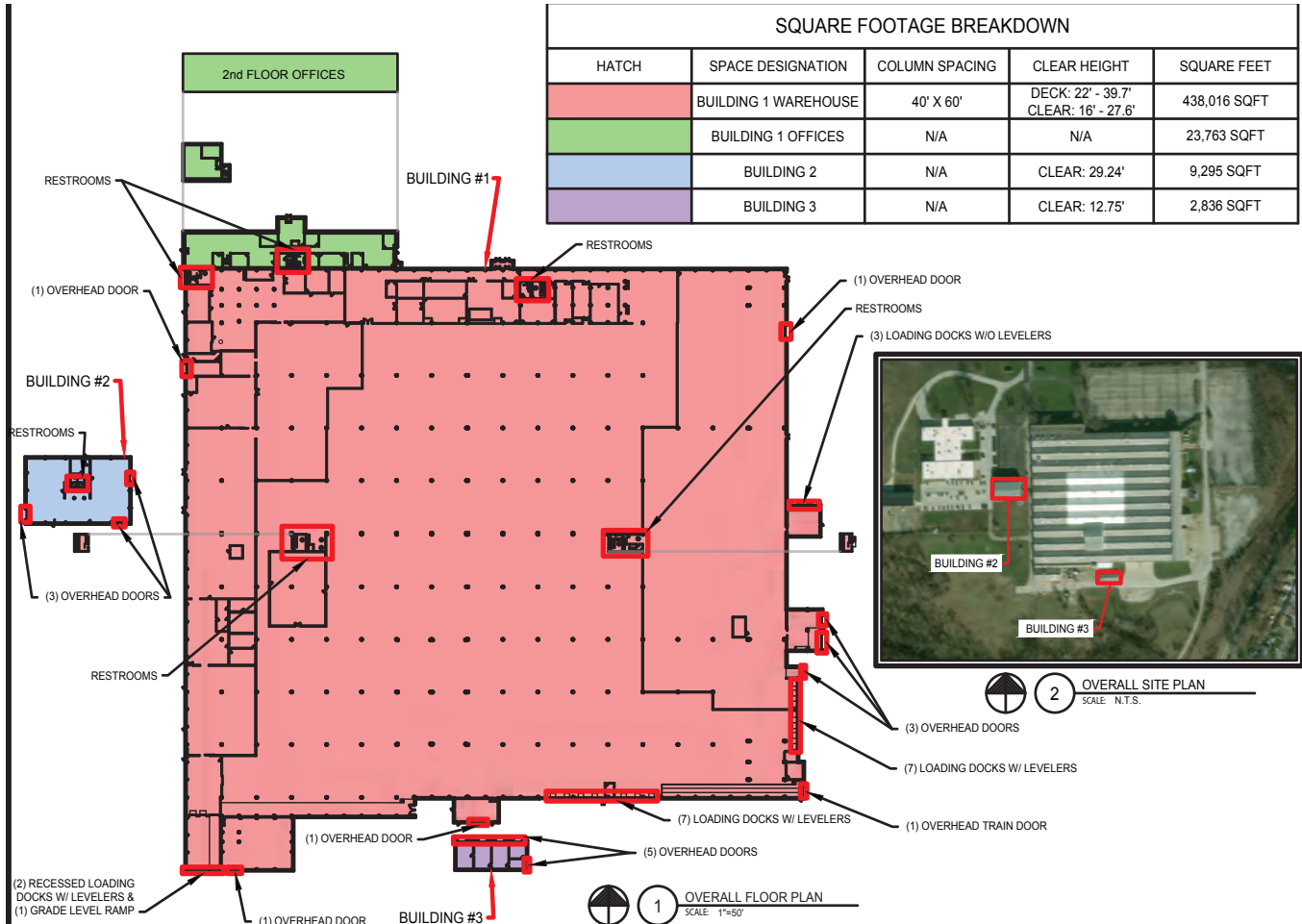
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SITE PLAN



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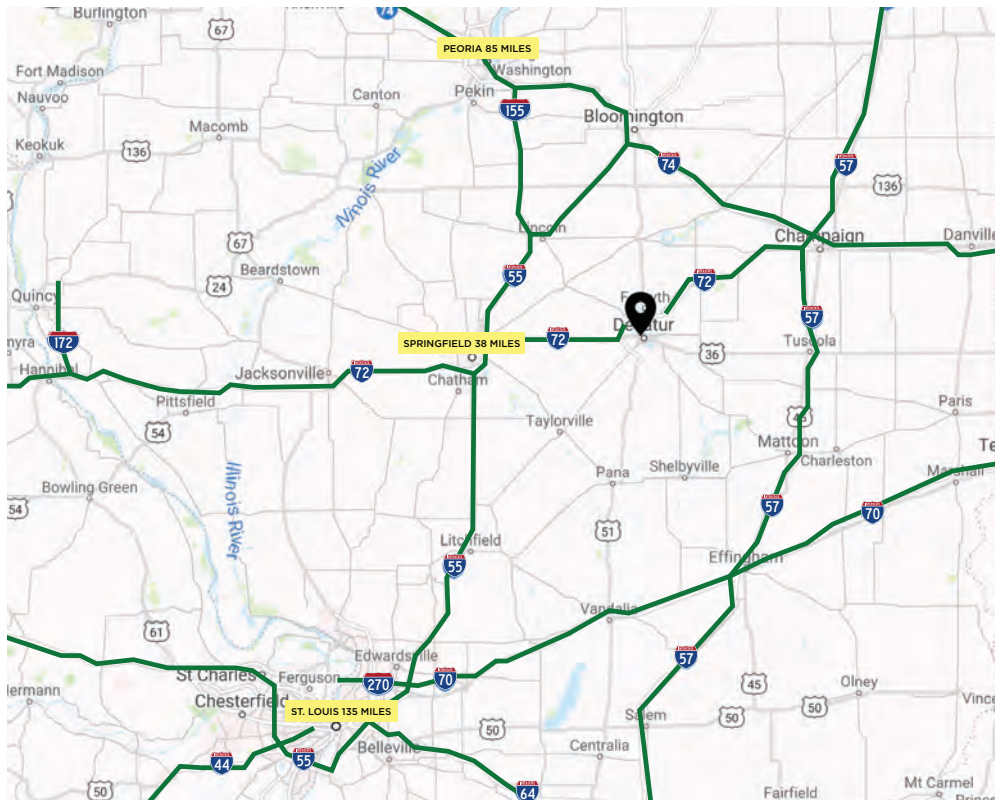
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ADDITIONAL INFORMATION

Location: Approx. 30 miles east of I-55 and 40 miles west of I-57, both of which are main north-south arteries and approx. 35 miles south of I-74, a main east-west artery

38 miles east of Springfield, IL,
85 miles southeast of Peoria, IL
135 miles northeast of St. Louis, MO
180 miles southwest of Chicago, IL

LOCATION MAP



No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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