



Building Type:	Industrial, Warehouse & Distribution, Office
Available SF:	29,758
Total SF:	29,758
Number of Stories:	1
Ceiling Peak:	19 Ft.
Ceiling Eaves:	12 Ft.
Expandable:	No
Zoning:	Industrial, Industrial-Light
Site Size:	1.53 Acres
Year Built:	1964
Former Use:	Industrial
Specialty Features:	Enterprise Zone
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete
Sale Price:	\$750,000
Last Updated:	Feb 15, 2024

Property and Area Description

Industrial warehouse with office situated in the heart of Decatur’s industrial neighborhood. 29,757 total square feet. Steel frame construction and perfect configuration for single user or re-development to multi-tenant industrial flex building. Zoned M-1 for light industrial use. Clearance height ranges from 12 to 19 feet. Warehouse configuration includes two overhead drive-in doors and two dock doors. Constructed in five warehouse sections with 3-phase / 400 amp electrical service. Over 4,500 square feet of finished office area, including approximately 1,500 square feet of mezzanine space. Remodeled class-A office with multiple executive offices, file room, break-room, conference room, open bullpen, and restrooms. Property totals 1.53 acres including additional parcel to the East of the building which is currently zoned R3. Concrete parking and fenced lot.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

**Nearest Highway:** IL-121 (.3 mi.)  
**Nearest Interstate:** I-72 (4 mi.)  
**Nearest Airport:** Decatur Airport (DEC)  
**Nearest Commercial Airport:** Decatur Airport (DEC) (5.5 mi.)  
**Rail Served:** No  
**Rail Served By:** Unknown  
**Rail Accessible:** No  
**Rail Infrastructure in Place:** No

Utilities

**Natural Gas:** Ameren IL  
**Water:** City of Decatur  
**Sewer:** Sanitary District of Decatur  
**Telecommunications:** Comcast / AT&T