

50,000-100,000 SF Railed-Served Manufacturing/Warehouse Space

815 E Kenwood Avenue, Decatur, Illinois 62526
Macon County

Steve Zuber - CCIM, SIOR
Phone: 314-409-7283
Email: steve@barbermurphy.com

Cole . Hensel
Phone: 618-606-2646
Email: coleh@barbermurphy.com



Basic Details

Listing No:	2913
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Industrial - Rail Served, Industrial - Temperature Controlled
Building Size (Sqft):	244,203 Sqft.
Lot Size (Acres):	18 Acre(s)
Total Sqft Available:	100,000 Sqft.
Lease Rate:	\$3.75 Per Sqft
Lease Type:	NNN

Address

Country:	US
State:	IL
County:	Macon
City:	Decatur
Zipcode:	62526
Street Number:	815
Street:	E Kenwood
Street Suffix:	Avenue

Square Foot Information

Building Total Sqft:	244,203 Sqft.
Total Sqft Available:	100,000 Sqft.
Direct Lease:	100,000 Sqft.
Warehouse:	100,000 Sqft.
Min Divisible Sqft:	50,000 Sqft.

Facility Information

Truck Dock:	6
Truck Dock Size:	8'x10'
Dock Levelers:	Yes
Drive-In Doors:	1
Drive-In Door Size:	12'x14'

Max Contiguous Sqft: 100,000 Sqft.

Heating: Warehouse, Office
Cooling: Office
Insulated: Yes
Sprinklers: Wet Pipe System
Lighting: LED
Men's Restroom: Yes
Women's Restroom: Yes
Extra Land: 7 +/- Acres

Property Information

Parcel No: 04-12-02-326-002
Zoning: M-2
Prior Use: Manufacturing/Warehouse
TIF: Yes
Parking: 50
Parking Surface Type: Asphalt
Property Tax: \$38,000
Tax Year: 2023

Structural Data

Year Built: 1942
Rehab Year: 2024
Clearance Min: 30 ft
Clearance Max: 40 ft
Bay Spacing: 30'-40'
Roof: Membrane, Metal
Exterior: Steel
Sprinklers: Yes
Floor Type: Reinforced Concrete

Land Measurements

Acres: 18 Acre(s)
Frontage: 1,533 in
Depth: 608 in

Utility Information

Water Provider: City of Decatur
Water Provider Location: On Site
Sewer Provider: City of Decatur
Sewer Provider Location: On Site
Gas Provider: Ameren IL
Gas Provider Location: On Site
Electric Provider: Ameren IL
Electric Provider Location: On Site
AMPS: 1200
Phase: 3, 100plus A
Low Volts: 204
High Volts: 480

Transportation

Interstate: I-72
Barge: Midwest Inland Port