

40,000 SF Railed-Served Manufacturing/Warehouse Space

815 E Kenwood Avenue, Decatur, Illinois 62526
Macon County

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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:	40,000 Sqft.
Lease Rate:	\$4.00 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:	40,000 Sqft.
Direct Lease:	40,000 Sqft.
Office:	1,600 Sqft.
Min Divisible Sqft:	40,000 Sqft.
Max Contiguous Sqft:	40,000 Sqft.

Facility Information

Dock Levelers:	Yes
Drive-In Doors:	1
Drive-In Door Size:	14'x12'
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:	25 ft
Clearance Max:	35 ft
Bay Spacing:	30'-40'
Roof:	Membrane,Metal
Exterior:	Steel
Sprinklers:	Yes
Floor Type:	Reinforced Concrete

Land Measurements

Acres:	18 Acre(s)
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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