

FOR LEASE

815 E Kenwood Ave.
Decatur, IL 62526

50,000 - 100,000 SF

50,000-100,000 SF RAIL-SERVED MANUFACTURING/WAREHOUSE SPACE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

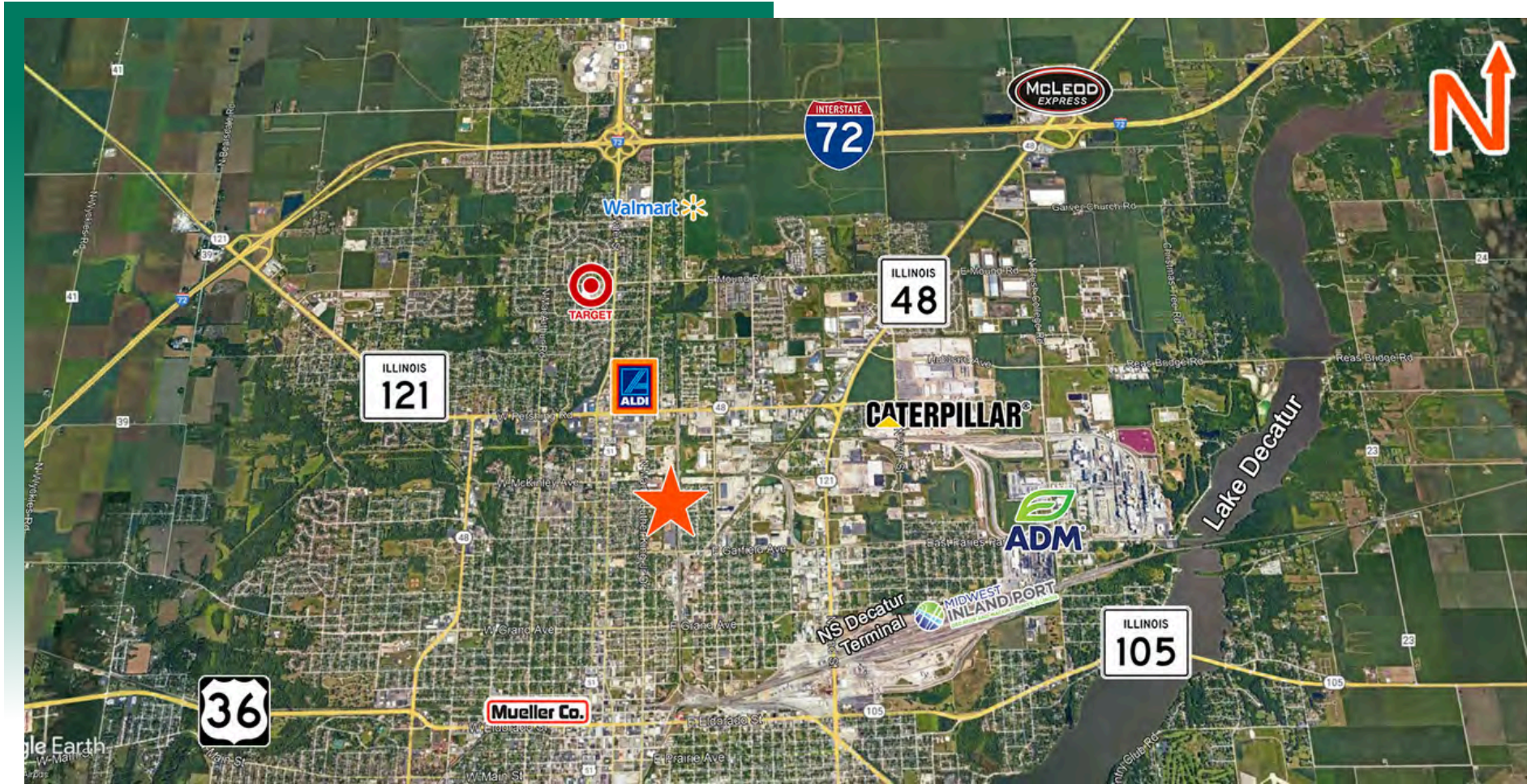
Cole Hensel
Broker Associate
Cell: (618) 606-2646
coleh@barbermurphy.com

Steve Zuber - CCIM, SIOR
Principal
Cell: (314) 409-7283
steve@barbermurphy.com






AREA MAP

815 E Kenwood Ave., Decatur, IL 62526



LOCATION OVERVIEW

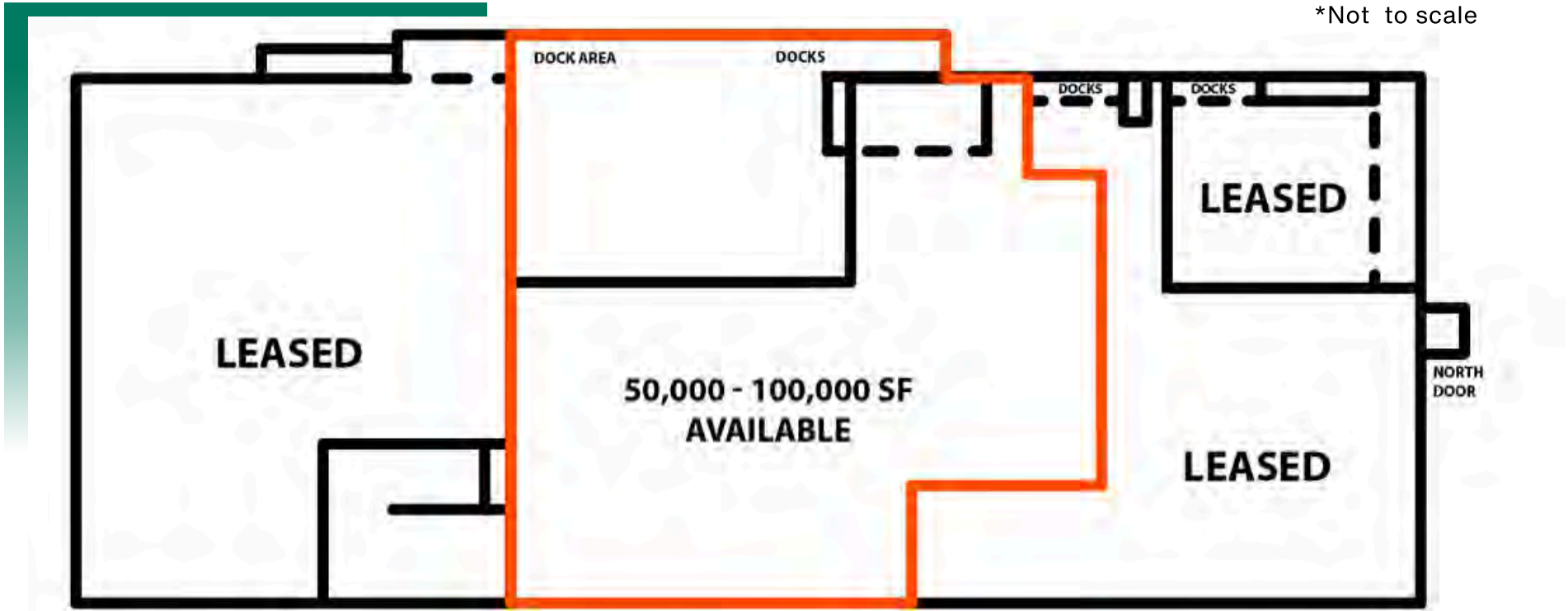
Located just a mile and a half from I-72 and 3 miles from Midwest Inland Port; with Canadian National Rail adjacent to the property.

-  I-72
-  9 Miles to Decatur Municipal Airport
-  Additional 7+ Acres Available

FLOOR PLAN

815 E Kenwood Ave., Decatur, IL 62526

*Not to scale



(6) Dock Doors



(1) Shared Drive-In Door



Clear Height: 25'-30'



Heavy Power-3 Phase

PROPERTY PHOTOS

815 E Kenwood Ave., Decatur, IL 62526

INTERIOR WAREHOUSE



INTERIOR WAREHOUSE



RAIL SPUR



SPUR LOCATION



INDUSTRIAL PROPERTY SUMMARY

#2913

815 E Kenwood Ave., Decatur, IL 62526

LEASE INFORMATION:

For Lease:	YES
Lease Rate:	\$3.75/SF
Lease Type:	NNN
Net Charges:	-
CAM Charges:	-
Lease Terms:	-

SQUARE FOOT INFO:

Building Total:	244,203 SF
Total Available:	100,000 SF
Direct Lease:	100,000 SF
Sublease:	0 SF
Office:	0 SF
Warehouse:	100,000 SF
Min Divisible:	50,000 SF
Max Contiguous:	100,000 SF

LAND MEASUREMENTS:

Acres:	18 AC
Frontage:	+/-1,533'
Depth:	+/- 608'

PARKING:

Spaces:	50
Surface Type:	Asphalt
Yard:	Available
Extra Land:	7+ Acres

PROPERTY INFORMATION:

Parcel No:	04-12-02-326-002
County:	Macon
Zoning:	M-2
Industrial Park:	-
Prior Use:	Mfg../Warehouse
TIF:	YES
Enterprise Zone:	NO
Foreign Trade Zone:	NO
Survey:	NO
Environmental:	NO
Archaeological:	NO
Property Tax:	\$38,000
Tax Year:	2023

FACILITY INFORMATION:

Heating:	Office, Warehouse
Cooling:	Office
Insulated:	YES
Sprinklers/Type:	Wet Pipe System
Skylights:	NO
Ventilation:	NO
Compressed Air:	NO
Lighting:	LED
Men's Restroom:	YES
Women's Restroom:	YES
Shower:	NO
Breakroom:	NO

STRUCTURAL DATA:

Year Built:	1942
Rehab Year:	2024
Clearance Min:	25'
Clearance Max:	30'
Bay Spacing:	30'-40'
Style:	Steel
Roof Type & Age:	Membrane,Metal
Exterior:	Metal
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	8'
Floor Drains:	NO

ACCESS POINTS:

Dock Doors:	6
Dock Levelers:	YES
Drive-In Doors:	(1)

OVERHEAD CRANES:

Cranes:	N/A
Size:	N/A
Hook Height:	N/A

INDUSTRIAL PROPERTY SUMMARY

815 E Kenwood Ave., Decatur, IL 62526

#2913

UTILITY INFORMATION:

Water Provider:	City of Decatur
Size & Location:	On Site
Sewer Provider:	City of Decatur
Size & Location:	On Site
Gas Provider:	Ameren IL
Size & Location:	On Site
Electric Provider:	Ameren IL
Size & Location:	On Site
AMPS:	1200
Phase:	3 Phase
High Volts:	480
Low Volts:	204
Telecom Provider:	-
Location:	-



TRANSPORTATION:

Interstate:	1.5 Miles to I-72	
Rail:	Adjacent to Canadian National Barge:	N/A
Airport:	9 Miles to Decatur Municipal Airport	

COMMENTS:

50,000 SF - 100,000 SF of Rail Served Manufacturing/Warehouse Space For Lease at \$3.75/SF, NNN. Space has (6) 8'x10' Dock Doors, Shared (1) 12'x14' Drive-In Door, & 25'-30' Clear Height. Heavy Power- 3 Phase 1,200 Amp 220-480V Service. Additional 7 plus Acres of Laydown Yard is Available. Covered Rail Siding Dock with (1) Rail Spur on Canadian National Rail Line totaling 980 Linear Feet. Rail Access will Need Improvements to get Back into Operable Condition.



Cole Hensel
Broker Associate
Office: (618) 277-4400 (Ext. 28)
Cell: (618) 606-2646
coleh@barbermurphy.com



Steve Zuber - CCIM, SIOR
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com