

# FOR LEASE

815 E Kenwood Ave.  
Decatur, IL 62526



**40,000 - 95,000 SF RAIL-SERVED MANUFACTURING/WAREHOUSE SPACE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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# 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.

 (2) Dock Doors	 (1) Shared Drive-In Door	 9 Miles to Decatur Municipal Airport	 I-72
 Clear Height: 25'-30'	 Additional 7+ Acres Available	 Heavy Power-3 Phase	

# FLOOR PLAN

815 E Kenwood Ave., Decatur, IL 62526



SUITE B: 40,000 SF

SUITE C: 55,000 SF

\*Not to scale

# PROPERTY PHOTOS

815 E Kenwood Ave., Decatur, IL 62526

INTERIOR OFFICE



INTERIOR OFFICE



PRIVATE OFFICES

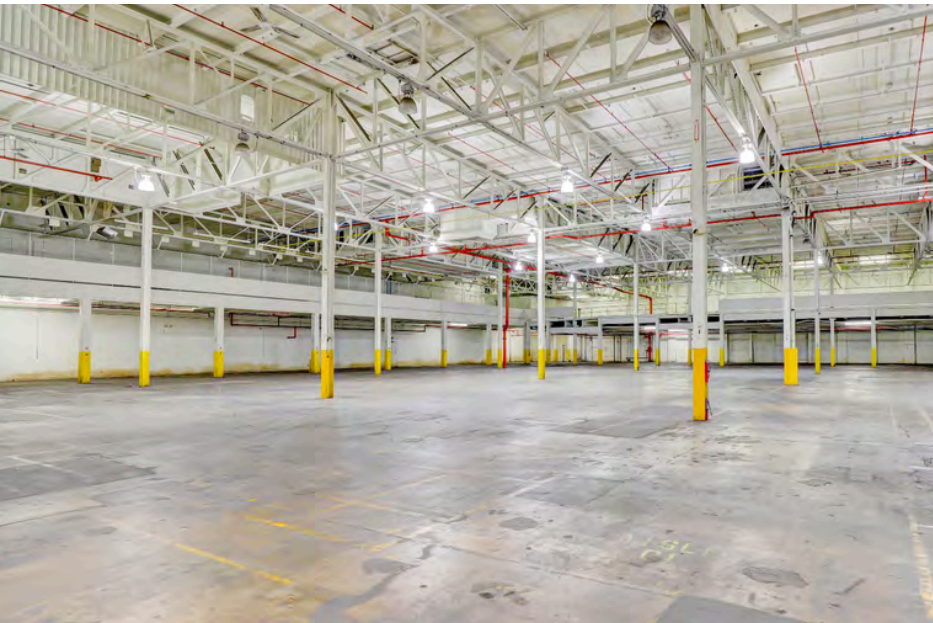


INTERIOR SPACE



# SUITE B INTERIOR

815 E Kenwood Ave., Decatur, IL 62526



# RAIL SPUR/COVERED RAIL LOADING DOCK

815 E Kenwood Ave., Decatur, IL 62526

980' LINEAR TRACK FEET



# 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: 95,000 SF  
Direct Lease: 95,000 SF  
Sublease: -  
Office: 1,600 SF  
Warehouse: 244,203 SF  
Min Divisible: 40,000 SF  
Max Contiguous: 95,000 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: Manufacturing/Warehouse  
YES  
TIF: NO  
Enterprise Zone: NO  
Foreign Trade Zone: NO  
Survey: NO  
Environmental: NO  
Archaeological: \$38,000  
Property Tax: 2023  
Tax Year:

## 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: 4  
Dock Levelers: YES  
Drive-In Doors: (1)

## OVERHEAD CRANES:

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

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## 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:

40,000 - 95,000 SF of Rail Served Manufacturing/Warehouse space For Lease at \$3.75/SF, NNN. Space has multiple 10'x8' Dock Doors, (1) Shared 14'x12' Drive-In Door, & 25'-30' Clear Height. Heavy Power-3 Phase 1,200 Amp 480-220V Service. The space includes a mezzanine. Additional 7+ Acres of laydown yard is available. Covered Rail Siding Dock with (1) Rail Spur on Canadian National Rail Line totaling 980 Linear Feet. Rail switch is required with additional rail improvements to make operable.



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