



FULLY LEASED
PHOENIX3PL.COM | **625 - 701 S SIDE DR**
DECATUR, IL

ROBERT KRIEVALDT 920-915-9746 | **ROBERT@PHOENIX3PL.COM**



PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**LOCATED IN DECATUR
MACON COUNTY
ENTERPRISE ZONE**



**6 MILES FROM
MIDWEST INLAND PORT
INTERMODAL RAMP**



**CONVENIENT ACCESS
TO I-72 VIA HWY 51**



**AMPLE CAR AND
TRUCK PARKING**



**ADDITIONAL DOCKS
CAN BE ADDED**



**ROUGHLY 5 ACRES
OF CAR AND TRUCK
PARKING**



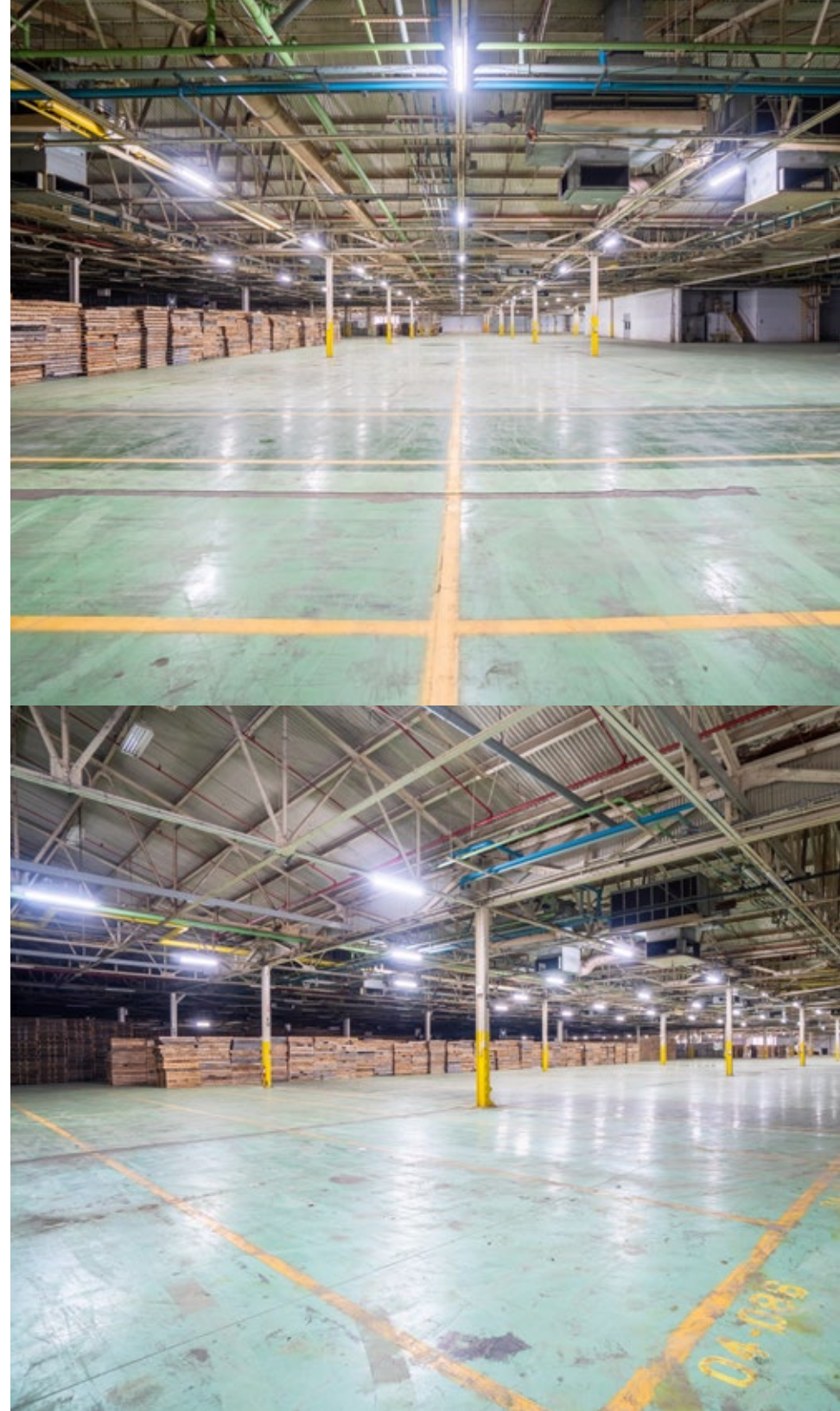
**LED LIGHTING
RECENTLY
INSTALLED**



PROPERTY DETAILS

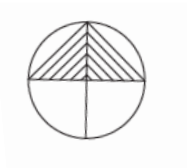
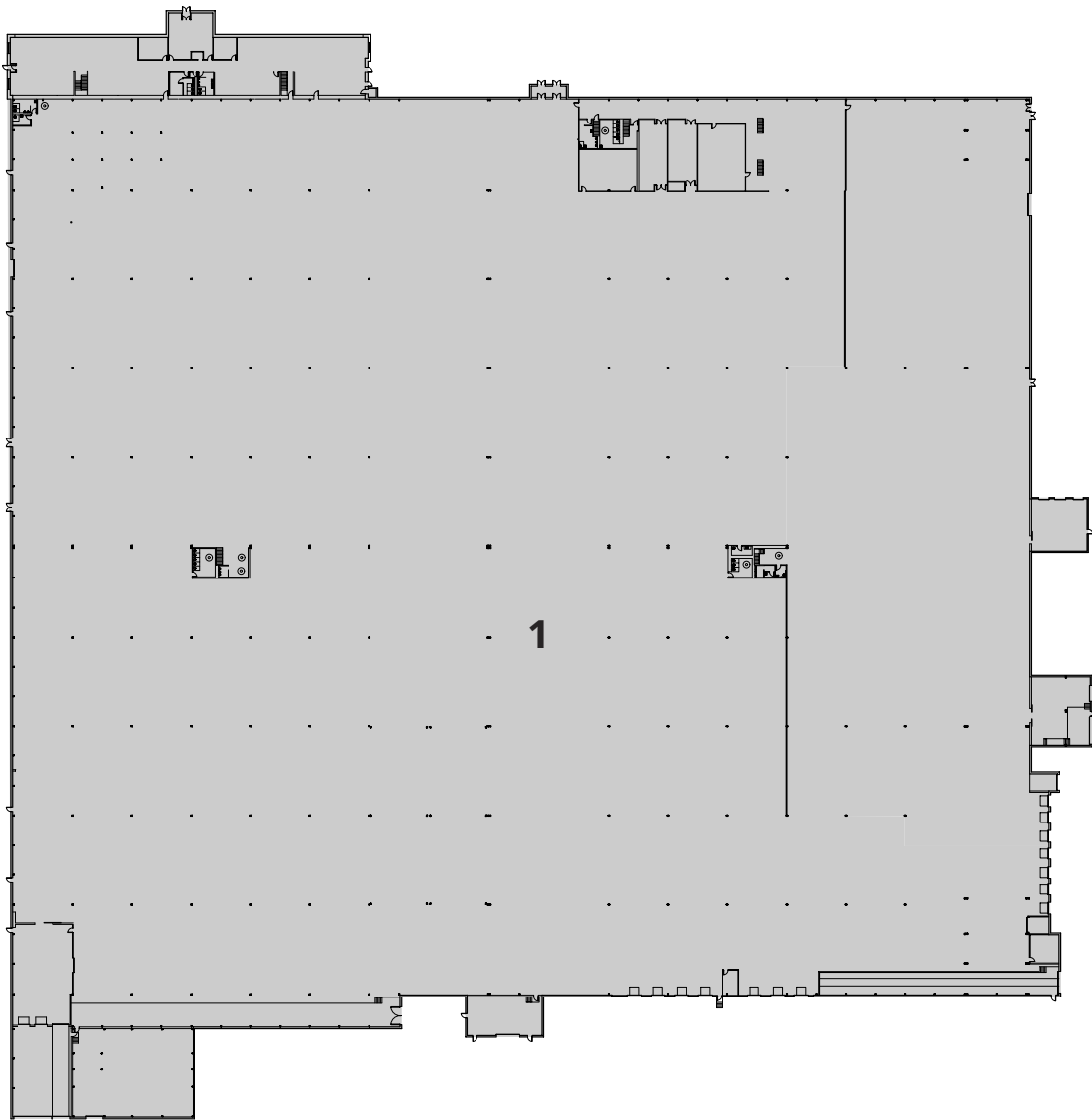
625-701 SOUTH SIDE DR | DECATUR, IL

FLOORS	Warehouse: 1 Office: 2
DOCK DOORS	17
DOCKS WITH LEVELERS	16
DRIVE-IN DOORS	8
GRADE LEVEL RAMP	1
CLEAR HEIGHT	16' - 27'
COLUMN SPACING	60' x 40'
ROOF	Transite Panel
WALLS	Masonry
FLOORS	6 - 8" Reinforced Concrete
YEAR BUILT	1954
YEAR RENOVATED	2021
FIRE SUPPRESSION	100% Wet
LIGHTING	T5 & Metal Halide
POWER	277/480 Volt, 3-Phase, 15,000 Amps Total
PARKING	500+ Surface Spaces
LAND AREA	56.86 Acres
ZONING	Industrial
PARCEL ID	04-12-22-376-003 04-12-22-327-006 04-12-22-376-004 04-12-22-376-008
RAIL	Canadian National Railroad Borders East Side of Property
OPEX ESTIMATE	\$0.50/SF



FLOOR PLAN

625-701 SOUTH SIDE DR | DECATUR, IL



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	COLUMN SPACING	SQUARE FEET
1	FULLY LEASED	16' - 27'	40' x 60'	448,359 SF
TOTAL				448,359 SF

LOCATION MAP

625-701 SOUTH SIDE DR | DECATUR, IL

DECATUR AIRPORT	6 MILES
SPRINGFIELD	38 MILES
BLOOMINGTON/NORMAL	48 MILES
PEORIA	85 MILES
ST. LOUIS	135 MILES
CHICAGO	180 MILES

