

FOR SALE

5250 S. 6th St. Frontage Rd.



5250 S. 6th St. Frontage Rd. Office Buildings For Sale or Lease

Property Information

LIST PRICE	\$1,925,000 for all	
TOTAL SQ. FT.		
Building A:	13,400	\$12.50/sf gross
Building B:	21,160	\$975,000; \$11.75/sf gross
Building C:	12,000	\$9.00/sf gross
ZONING	R-5b	
TAX ID #	22.27.0-100.005	
TAXES	Approx. \$55,000	
LOT SIZE	5 acres	

Subject property consists of 3 buildings situated on 5 acres. Owner will consider financing.

Building A: Can be divided into suites of 3,500+ SF and consists of executive suites and/or large open areas for cubicles. Basement is an additional +/- 5,000 SF and offers a large fitness area, locker room, storage areas and utility rooms.

Building B: 2-story, office building featuring an open layout for cubicles with several private offices and break areas. Owner will sell separately for \$975,000.

Building C: Consists of an office suite, large finished center suite and warehouse with overhead door and loading dock.

Area

Property is located on Springfield's south side, fronting I-55 and surrounded by other professional office buildings. Restaurants, banks and shopping just minutes way and well as The University of IL Springfield and Lincoln Land Community College.

Curtis Tillett | 217-726-3298 | curtis@curtistillett.com

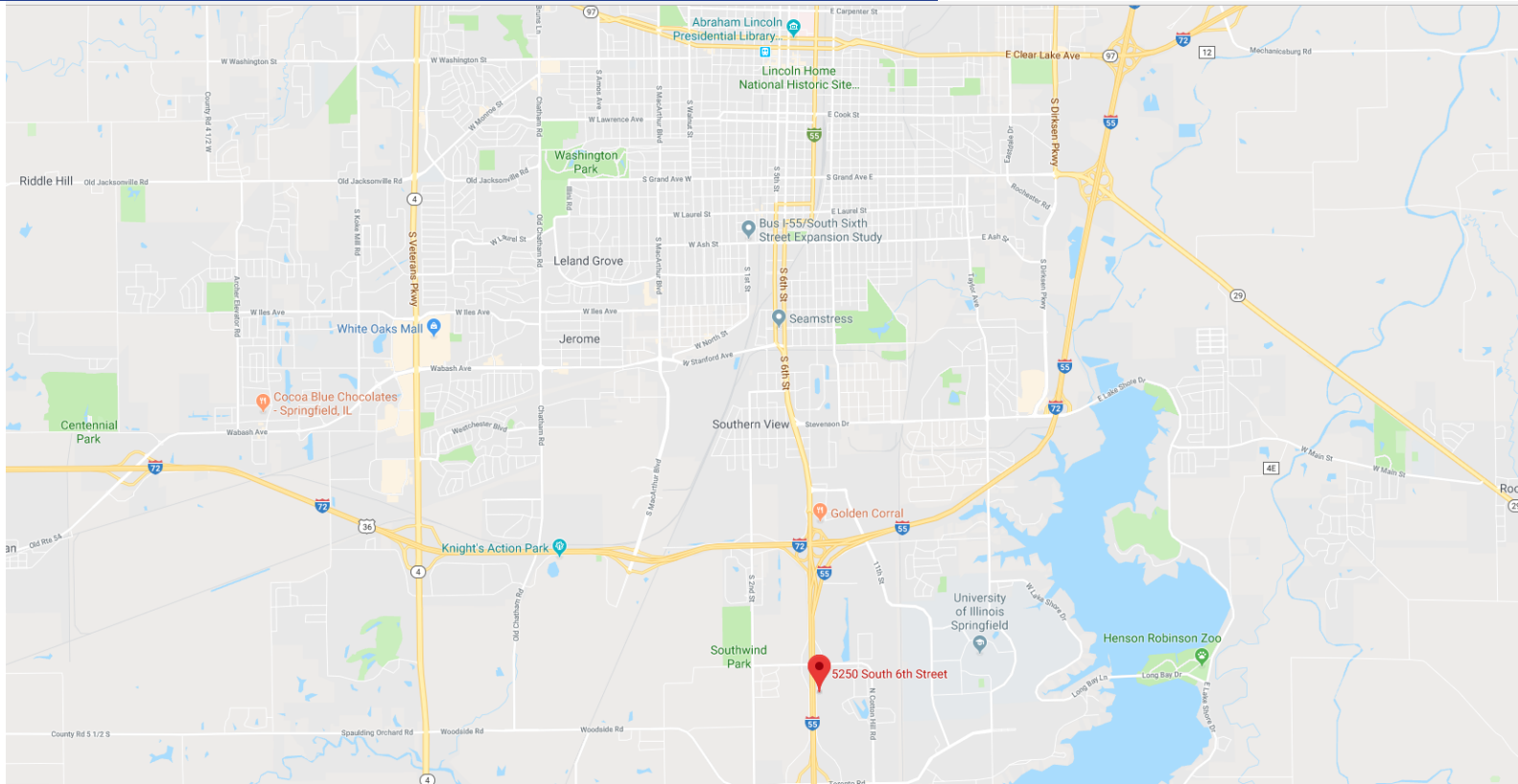
CURTISTILLETT.COM

THE REAL ESTATE GROUP
427 E. MONROE, SUITE 400
SPRINGFIELD, IL 62701

217-787-7000

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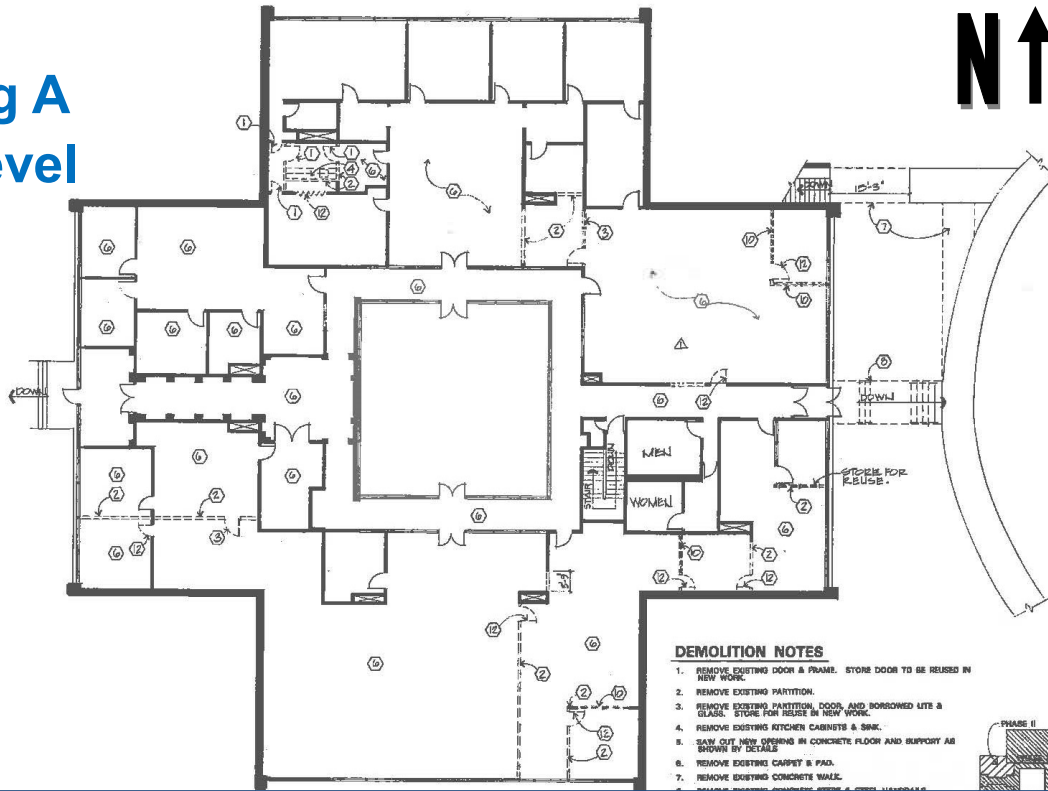
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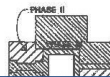


Building A Main Level



DEMOLITION NOTES

1. REMOVE EXISTING DOOR & FRAME. STONE DOOR TO BE REUSED IN NEW WORK.
2. REMOVE EXISTING PARTITION.
3. REMOVE EXISTING PARTITION, DOOR, AND BORROWED LITE & GLASS. STORE FOR REUSE IN NEW WORK.
4. REMOVE EXISTING KITCHEN CABINETS & SINK.
5. SAW CUT NEW OPENING IN CONCRETE FLOOR AND SUPPORT AS SHOWN BY DETAILS.
6. REMOVE EXISTING CARPET & PAD.
7. REMOVE EXISTING CONCRETE WALL.
8. REMOVE EXISTING CONCRETE WALL & GROUND FLOOR.



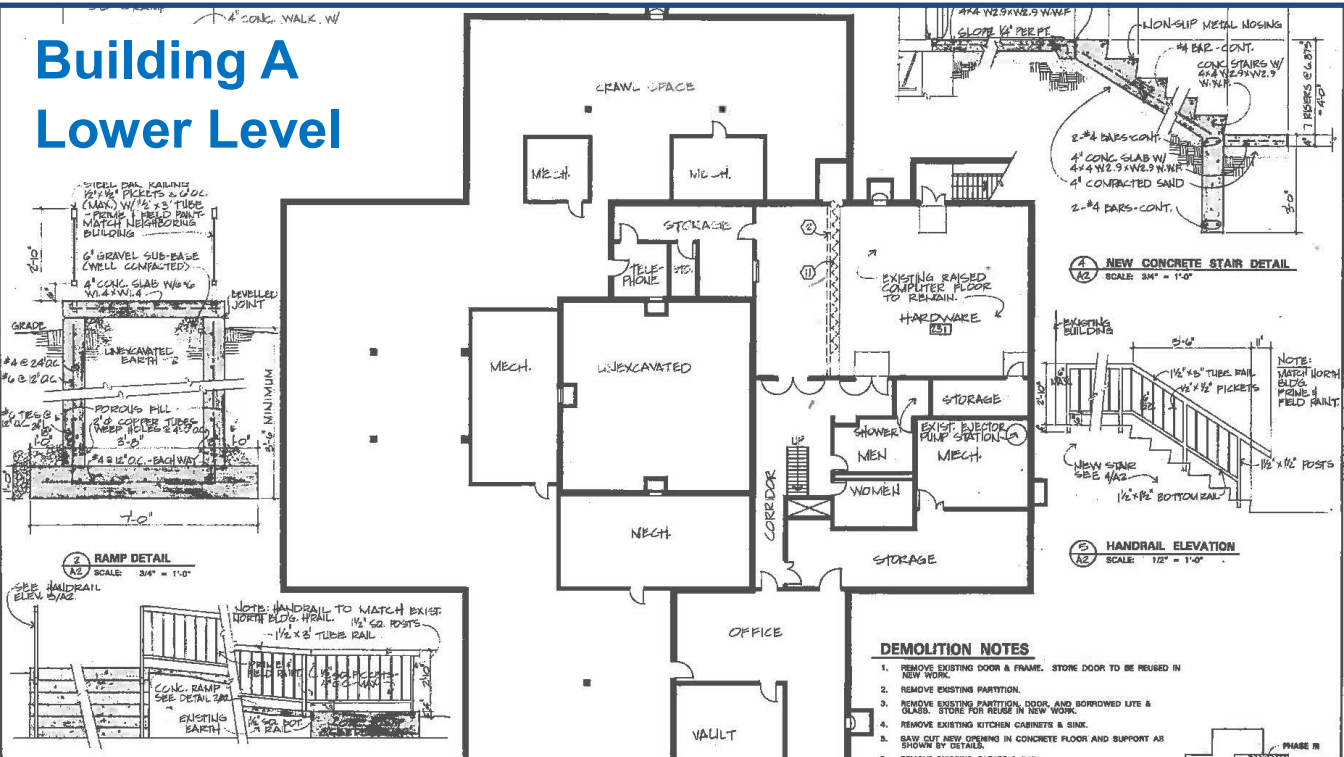
UNIVERSAL GUARANT
5250 SOUTH SIXTH STREET NO
SPRINGFIELD, ILLINOIS 62705

INTERIOR RENOVATIONS
& REMODELING

EVAN LLOYD ASSOCIATES, INC.
ARCHITECTS
1300 SOUTH SIXTH STREET
SPRINGFIELD, ILLINOIS 62705
217-784-7711

Date: 10/24/04
Project No.: 100002
Drawn By: JLS
Reviewed: SLS/MLD

Building A Lower Level



DEMOLITION NOTES

1. REMOVE EXISTING DOOR & FRAME. STONE DOOR TO BE REUSED IN NEW WORK.
2. REMOVE EXISTING PARTITION.
3. REMOVE EXISTING PARTITION, DOOR, AND BORROWED LITE & GLASS. STORE FOR REUSE IN NEW WORK.
4. REMOVE EXISTING KITCHEN CABINETS & SINK.
5. SAW CUT NEW OPENING IN CONCRETE FLOOR AND SUPPORT AS SHOWN BY DETAILS.
6. REMOVE EXISTING CARPET & PAD.



UNIVERSAL GUA
5250 SOUTH SIXTH ST
SPRINGFIELD, ILLINOIS

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SPRINGFIELD, IL 62701

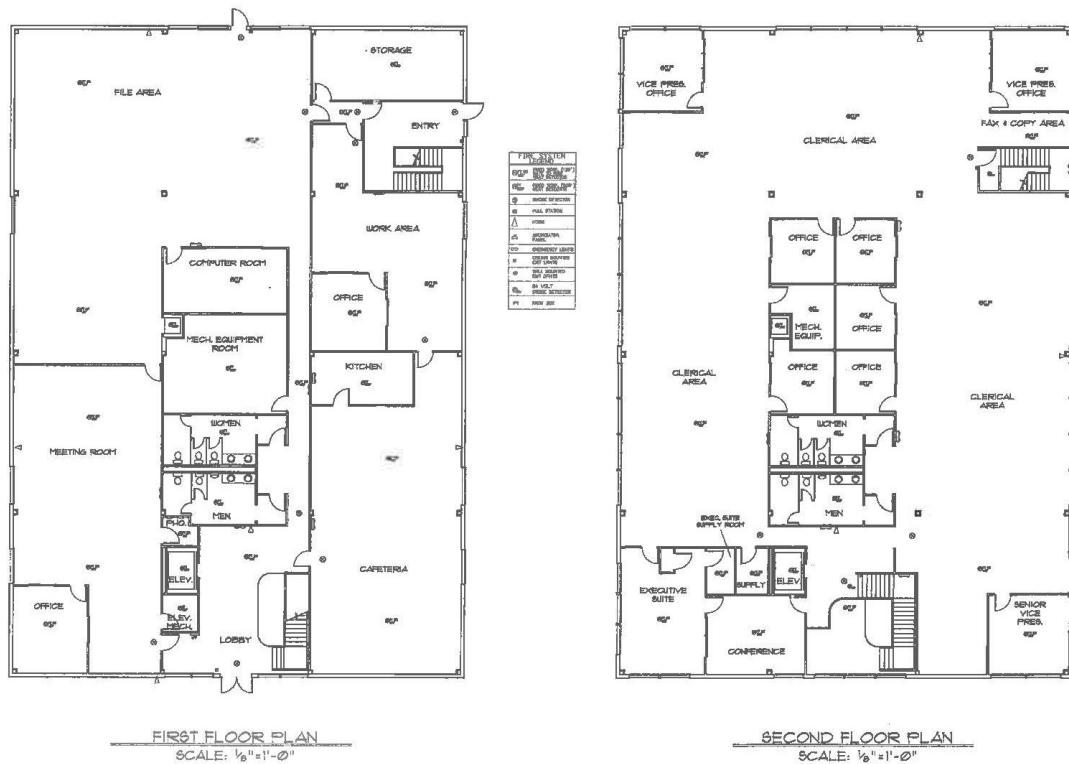
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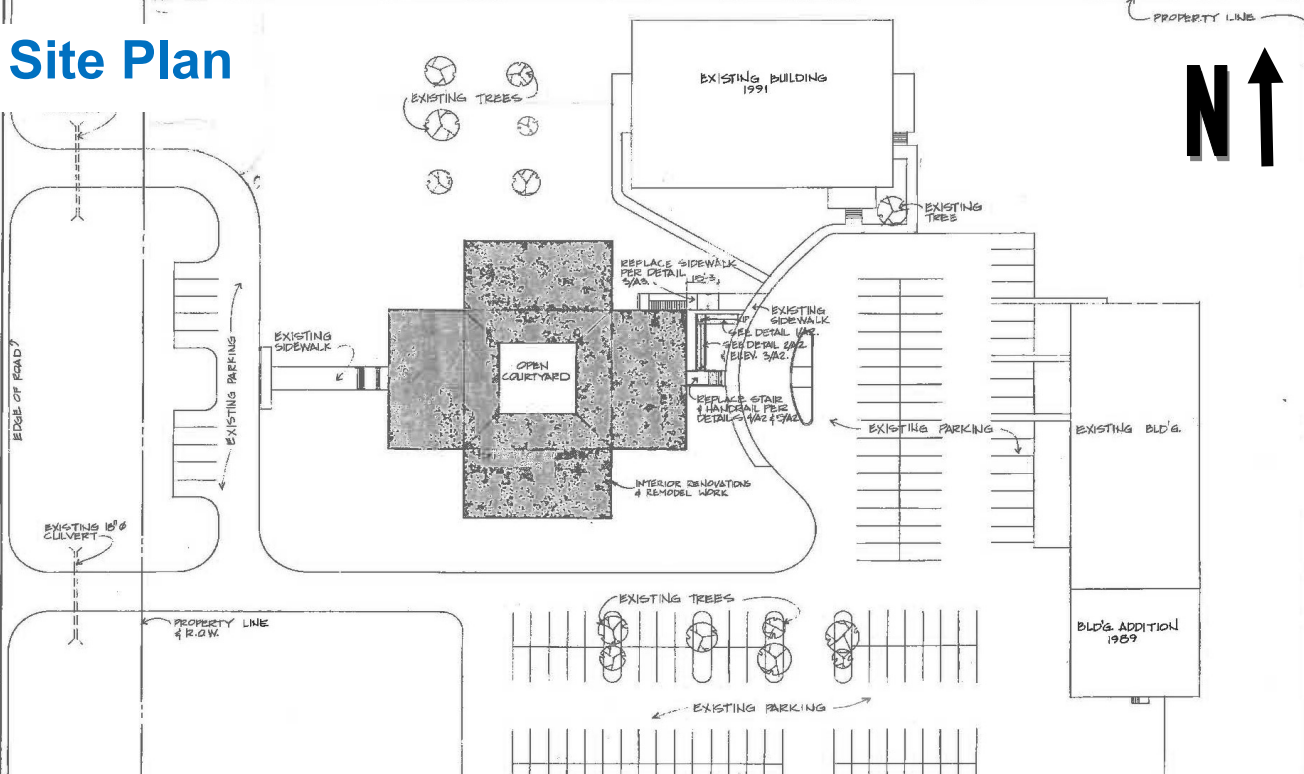
5250 S. 6th St. Frontage Rd.



Building B



Site Plan



UNIVERSAL GUARANTY
5250 SOUTH SIXTH STREET ROAD
SPRINGFIELD, ILLINOIS 62703

INTERIOR RENOVATIONS
& REMODELING

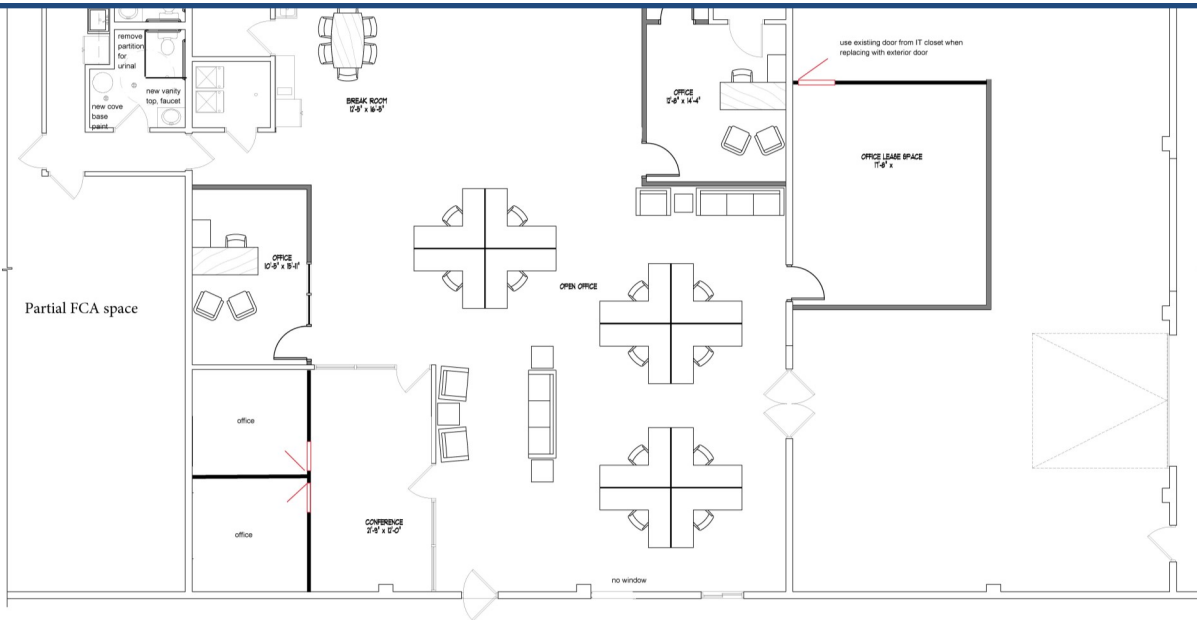
EVAN LLOYD ASSOCIATES, INC.
1000 SOUTH MAIN STREET
SPRINGFIELD, ILLINOIS 62703
217-744-7711

Drawn: 4/19/91
Project No.: 910203
Sheet No.: 1/10

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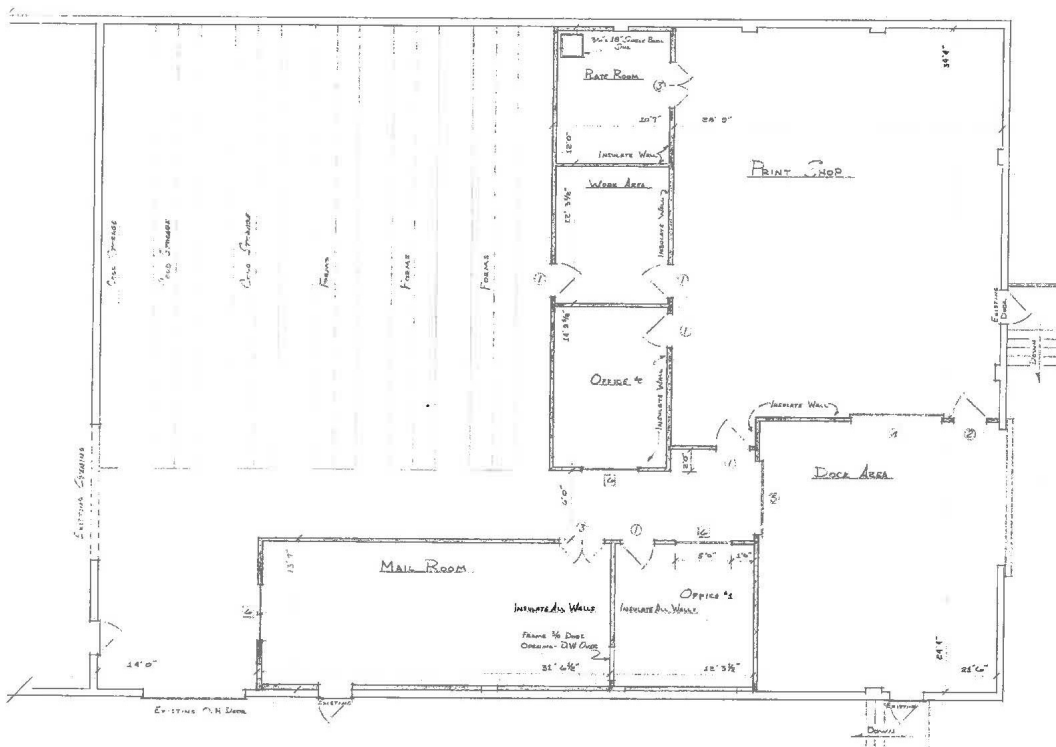
**Building C
Suite B**



1630 South Sixth Street
Springfield, Illinois 62703
Phone 217 789 7011
Fax 217 789 7101

INTERIOR REMODEL
UTG BUILDING C

Date:	DEC. 2, 2016
Project No.	16-074
Drawn By:	MDD
Reviewed By:	



Place of Mammals Sighted.

- (1) $35^{\circ} 40' - 34^{\circ}$ N. near Mesa. Deer
very numerous. No Deer.
- (2) $30^{\circ} 40' - 28^{\circ}$ In mountain Mtn. Deer
also numerous. No Deer.
- (3) $40^{\circ} 20' - 28^{\circ}$ N.E. where River
Went from Mesa. No Deer
seen.
- (4) $50^{\circ} - 25^{\circ}$ In mountain. Deer
abundant. Deer with (Pawnee)
- (5) $60^{\circ} - 20^{\circ}$ In mountain. Deer
abundant. Deer with (Pawnee)
- (6) $50^{\circ} - 30^{\circ}$ In mountain. Deer
abundant. Deer with (Pawnee)

Colours of Fur and Tail.

	Colour	Length	Width
PLATE	Greyish	100	100
UNDER	Greyish	100	100
TAIL	Greyish	100	100
OFFICE	Greyish	100	100
PLATE	Greyish	100	100
UNDER	Greyish	100	100
TAIL	Greyish	100	100
OFFICE	Greyish	100	100
PLATE	Greyish	100	100
UNDER	Greyish	100	100
TAIL	Greyish	100	100
OFFICE	Greyish	100	100
PLATE	Greyish	100	100
UNDER	Greyish	100	100
TAIL	Greyish	100	100
OFFICE	Greyish	100	100
PLATE	Greyish	100	100
UNDER	Greyish	100	100
TAIL	Greyish	100	100
OFFICE	Greyish	100	100

Building C Storage

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