

FOR SALE

\$1,250,000



2601 Colt Rd., Springfield, IL 62707

Warehouse For Sale/Leaseback

Property Information

BUILDING SQ. FT.	41,216 total 9,920 office 31,296 warehouse
LIST PRICE	\$1,250,000
ZONING	I-1
TAX ID NUMBER	15-18.0-452-006
TAXES	\$39,741
LOT SIZE	5 acres
PARKING	104 spaces
LOADING	2 docks 4 overhead doors
CEILING HEIGHT	20'
COLUMN SPACING	Approx. 26' x 50'

Features

Subject property is a large warehouse situated on 5 acres. Well-maintained facility and ideally located just east of I-55. Full sprinkler system in place. Current owner is willing to sign NNN lease. Building can also be purchased by an owner/user.

Area

Property is located in an industrial area on Springfield's northeast side just minutes from I-55/I-72.

Springfield, IL is approx. 90 miles northeast of St. Louis, 205 miles southwest of Chicago and 215 miles west of Indianapolis where I-55 intersects I-72.

FOR MORE DETAILS CONTACT:

Curtis Tillett | 217.726.3298 | curtis@curtistillett.com

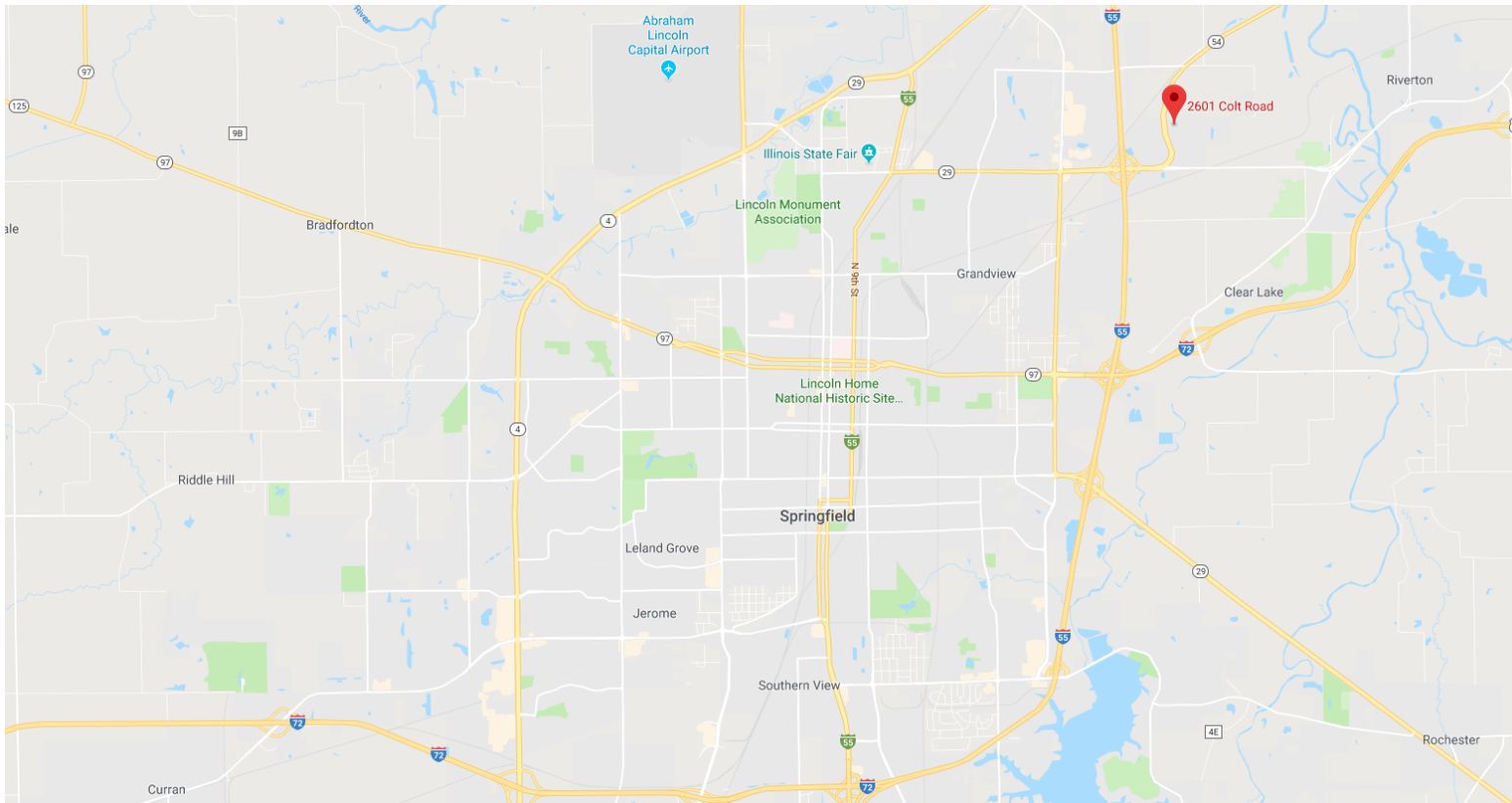
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THE REAL ESTATE GROUP
427 E. MONROE, SUITE 400
SPRINGFIELD, IL 62701

217-787-7000

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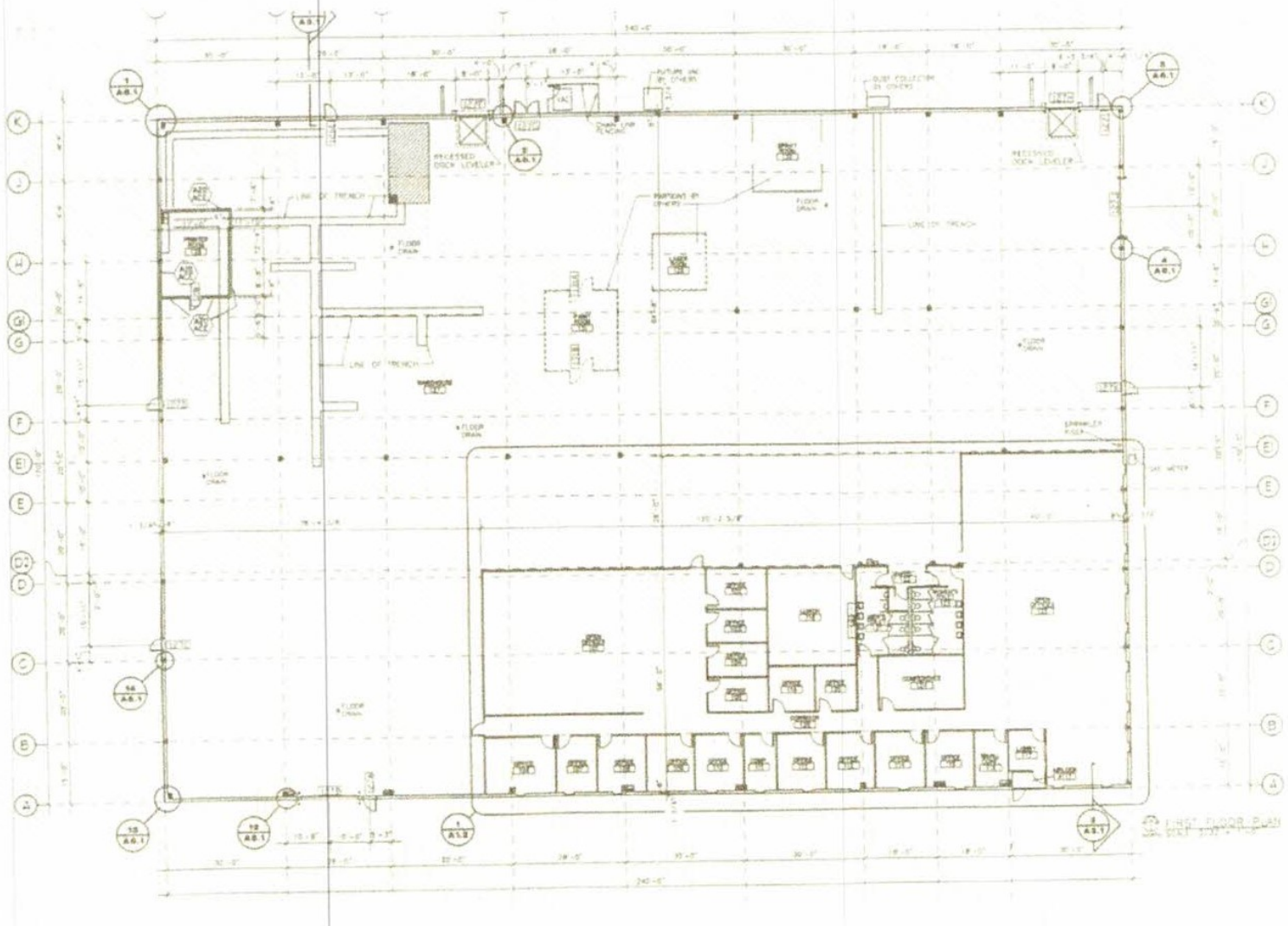
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Floor Plan



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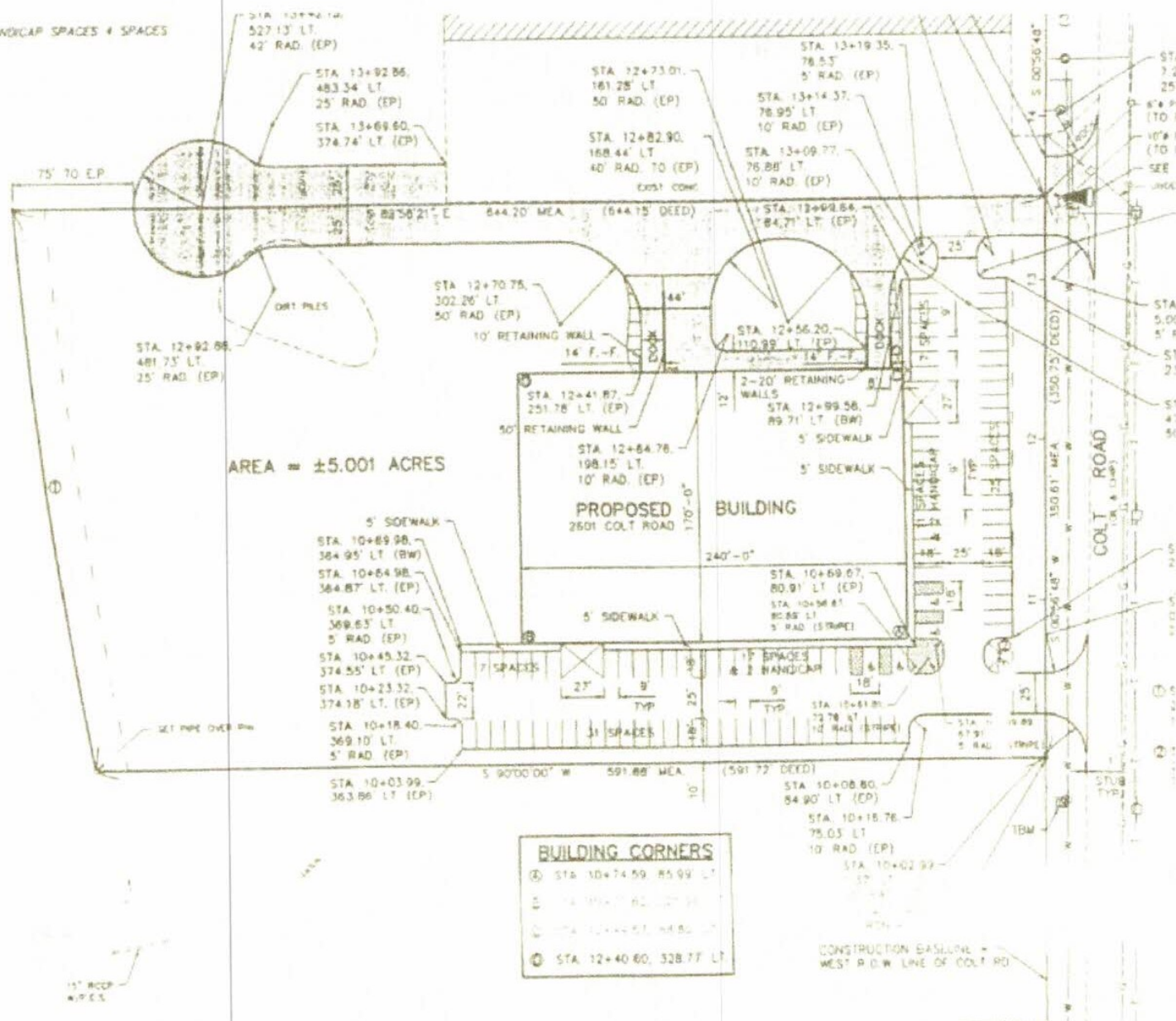
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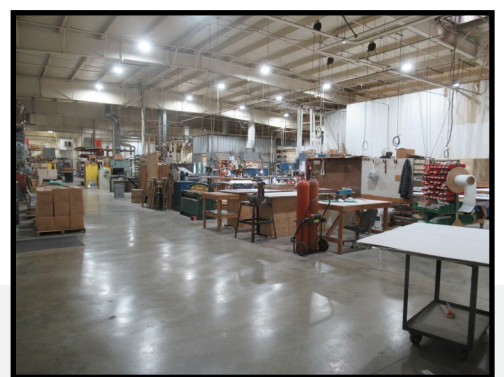
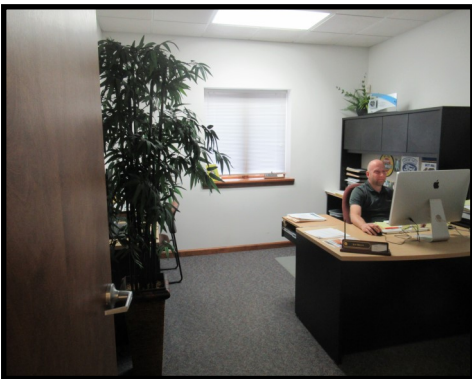


AVAILABLE HANDICAP SPACES 4 SPACES



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