

# FOR SALE OR LEASE

\$2,600,000

\$9.50/SF NET



## Showroom/Warehouse Space For Sale or Lease

### Property Information

AVAILABLE SQ. FT.	TOTAL SQ. FT.	LEASE RATE
Approx. 30,000	40,000	\$9.50/sf Net
ZONING	TAXES	LIST PRICE
S-2	\$56,348	\$2,600,000

### Features

Subject property features approx. 30,000 SF of showroom/warehouse space on the newly expanded Wabash Ave. Warehouse has two loading docks and one overhead door. One tenant in place occupying approx. 10,000 SF. Access the property from both Wabash Ave. and Hollis Dr. Easy interstate access.

### Area

This site is between Veterans Parkway and I-72 on busy Wabash Ave. in the main retail hub of Springfield. Less than one mile from the intersection of Veterans Parkway and Wabash Ave, White Oaks Mall and many other retailers. Neighbors include Capital City Music, Dream Maker Bath & Kitchen, Freddy's Frozen Custard, Arizona Tile, several banks, car dealerships and many other national and local retail establishments.

### FOR MORE DETAILS CONTACT:

**Curtis Tillett**

217-726-3298

curtis@curtistillett.com

**CURTISTILLETT.COM**

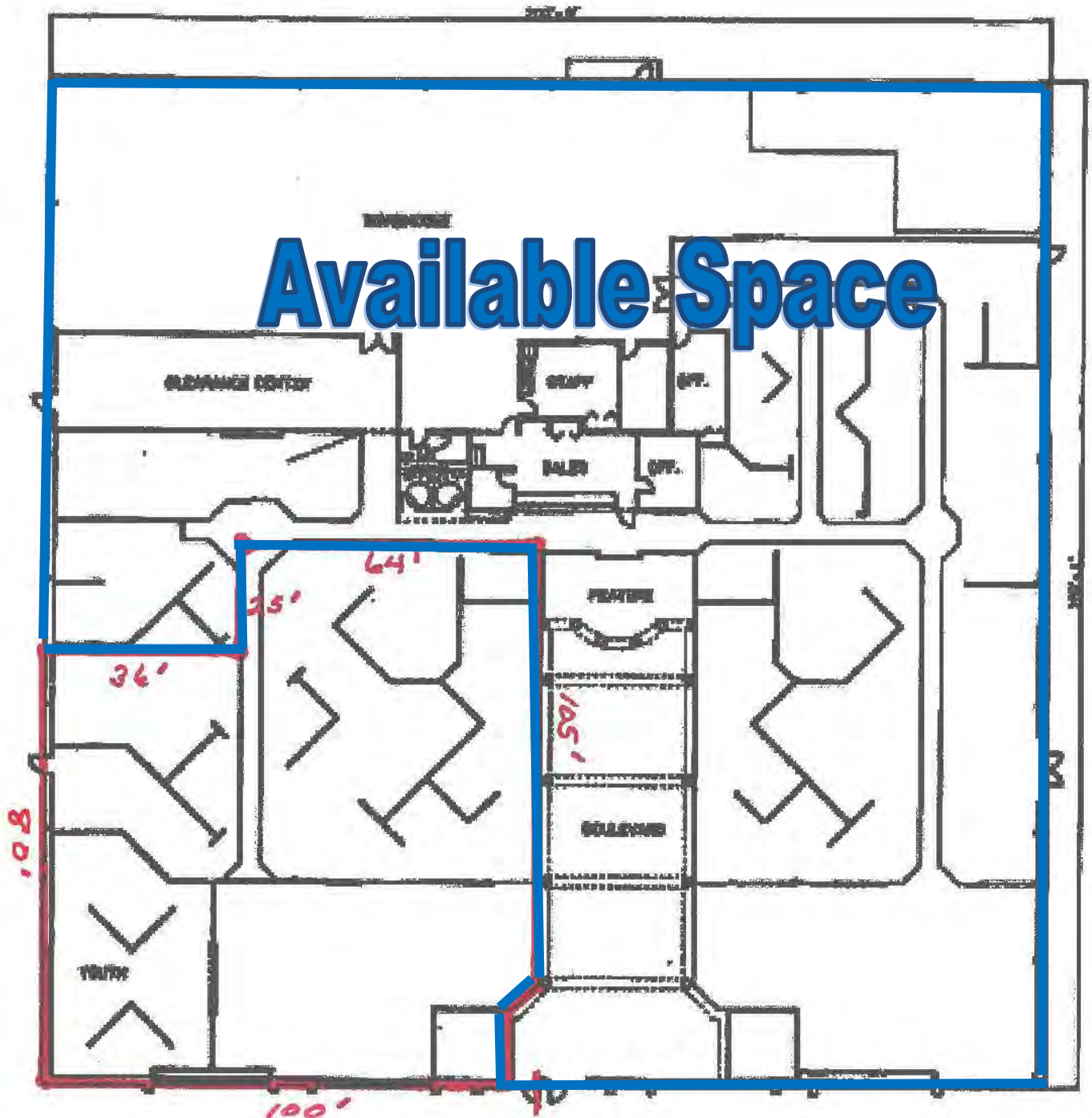
THE REAL ESTATE GROUP  
427 E. MONROE, SUITE 400  
SPRINGFIELD, IL 62701

217-787-7000

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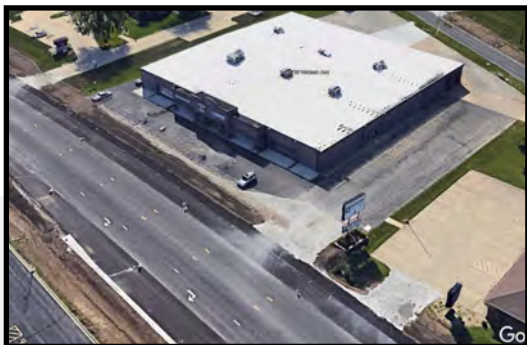
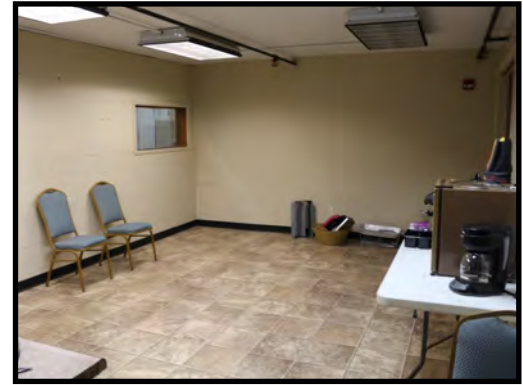
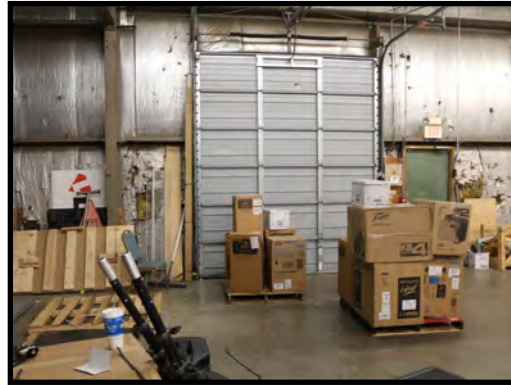
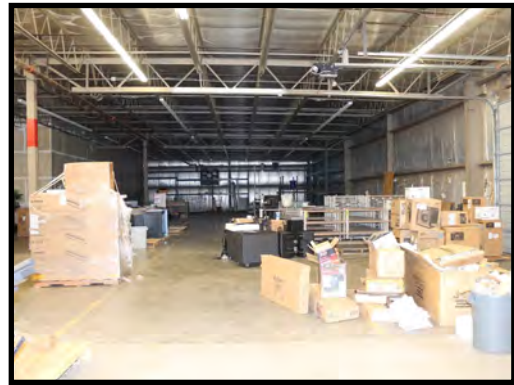
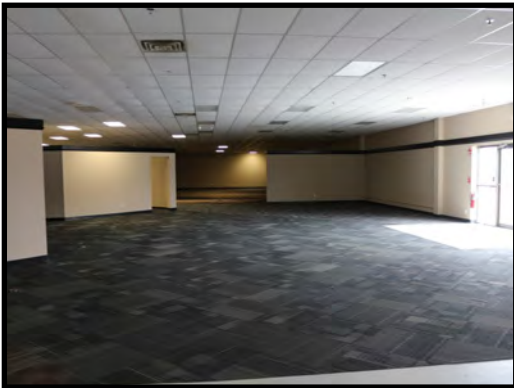
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