



Commercial Real Estate Services

For Sale - Land
2727 & 2759 S 11th St
Springfield, Illinois



Land May Be
Purchased
In Its Entirety Or
Individual Lots

LIST PRICE

\$155,000

\$1.99/SF

Property Details

- **PROPOSED BUILD TO SUITE OPTIONS (See attached drawing)**
- **Lot # 1 - 2727 S 11th: ±.812 Ac (± 35,350 SF) \$ 65,000**
- **Lot # 2- 2759 S 11th: ±.979 Ac (± 42,663 SF) \$ 90,000**
- Frontage on 11th Street between Stevenson Dr and Stanford Ave
- See attached Proposed Building Plans
- Zoned I-2 Heavy Industrial District
- 2018 Property Taxes: Lot # 1: \$1,123.58
Lot # 2: \$1,858.06

Sam Nichols
Managing Broker
(217) 494-0800

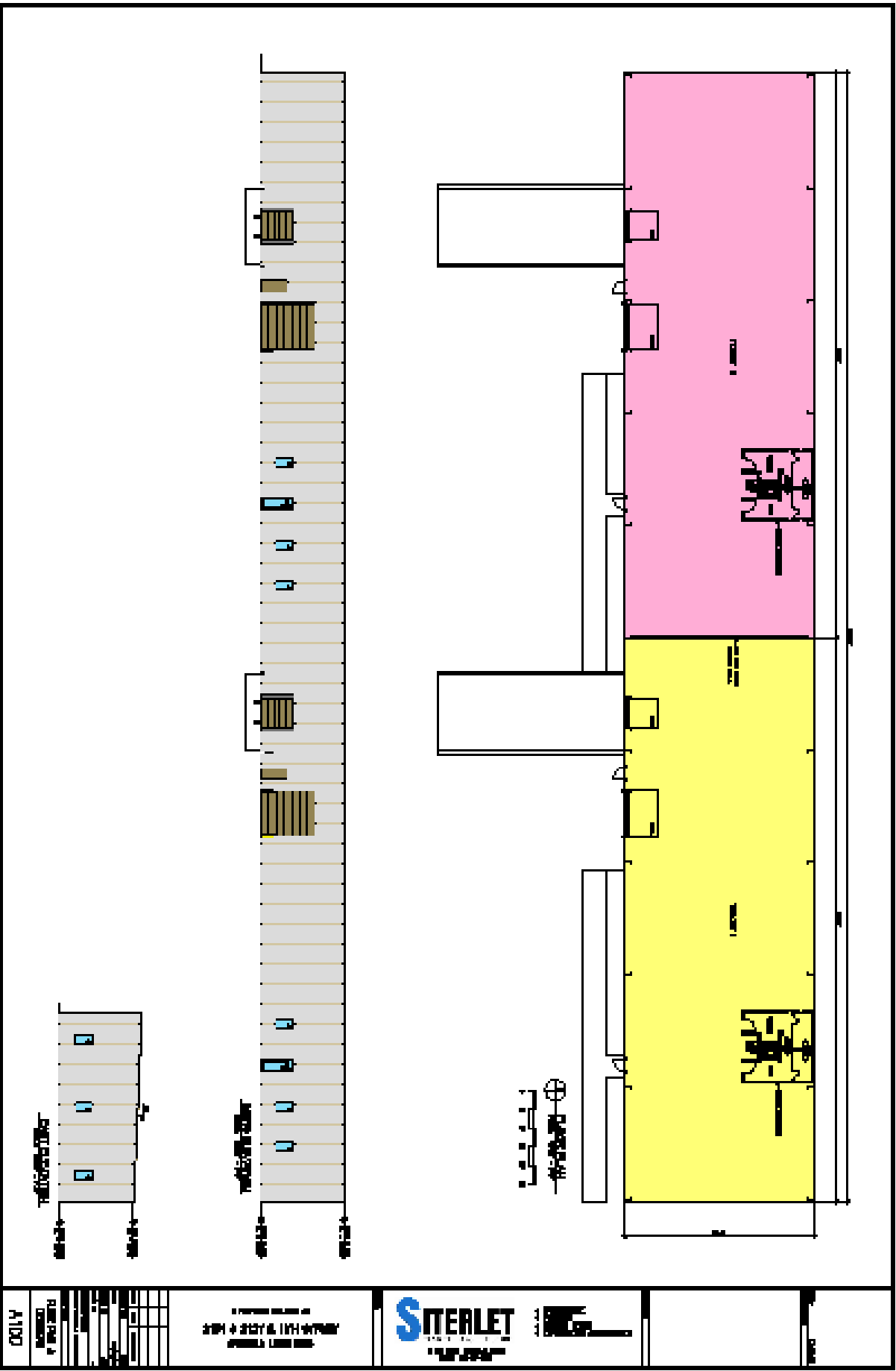


For more information contact:

sam@truecres.com

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TrueVue Real Estate, LLC, Unit 10, 4000 N. 11th Street, Suite 100, Phoenix, AZ 85018
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PROPOSED BUILDING DESCRIPTION

15,000 SF PRE-ENGINEERED STEEL BUILDING (PEMB)

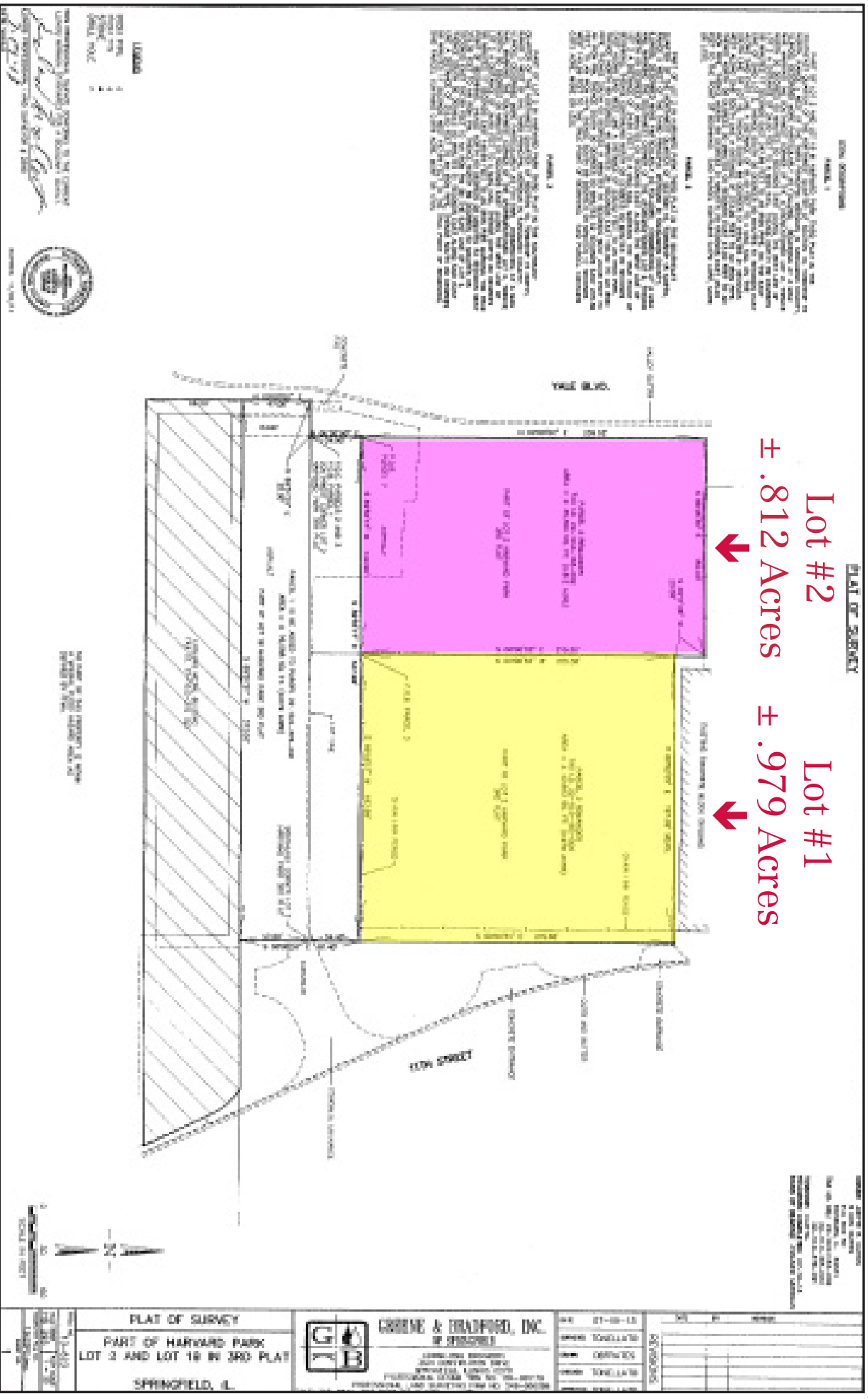
- Ceco pre-engineered steel building 50' wide x 300' long single slope building with 20'-0" eave height at the low side, 0.5:12 roof slope, 20/90 loading.
- 24" wide standing seam roof panel in galvalume finish.
- 36" wide PBR wall panels with Signature 200 paint finish.
- R30 Simple Saver insulation in the roof.
- R25 Simple Saver insulation in the walls.
- Gutters, downspouts, and rake & eave trim by PEMB.
- Four (4) 3' x 7' man doors with mortise locksets.
- Two (2) 8' x 8' premium framed openings for overhead doors.
- Two (2) 12' x 14' premium framed openings for overhead doors.
- Metal Liner panel on all four (4) sides of the building up to the first girt height at 7'-6".
- Includes a 5" thick concrete floor slab reinforced with 6 x6 wire mesh.
- Two (2) new 8' x 8' and two (2) 12' x 14' insulated overhead doors with steel backer panels to be installed in new building with motor operators.
- One (1) full height fire rated demising wall as shown.
- Plumbing under slab rough-in for two (2) future restrooms as shown. Sewer is stubbed 5' outside building.

SITE IMPROVEMENTS

- Dock wall footings consisting of 2' wide by 1' thick (200 feet).
- Dock walls to be 8" thick reinforced concrete walls (200 feet).
- 6" reinforced concrete paving with 10 gauge wire mesh (28,000 SF).
- 4" thick concrete sidewalks (1,368 SF).
- Four (4) 50' x 42" high two-rail galvanized metal railings at docks.

2727 & 2759 S 11th

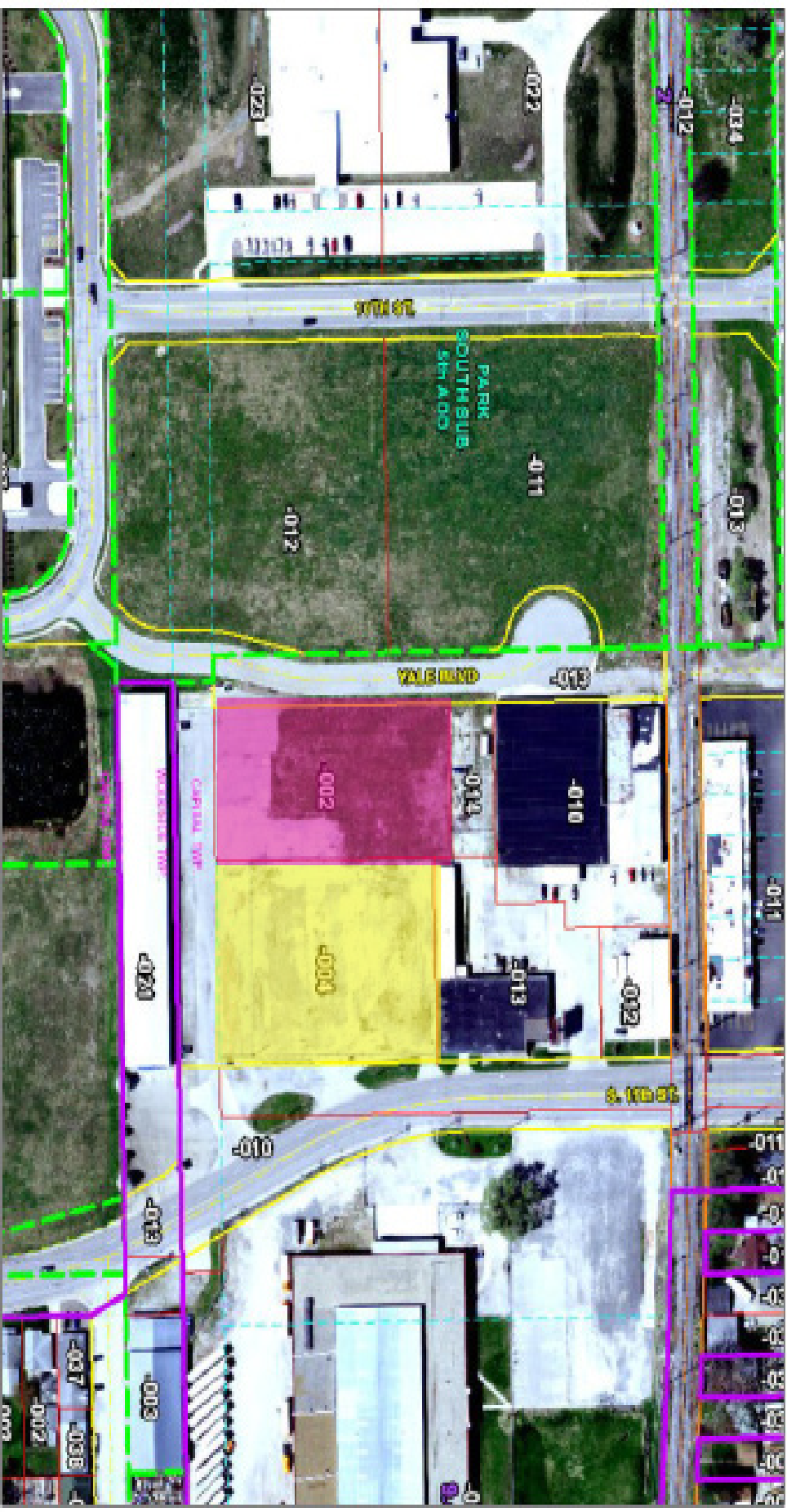
Plat of Survey



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Sangamon County GIS



August 6, 2018



**Office Of
Supervisor of Assessments
Sangamon County GIS**

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