



Commercial Real Estate Services

**For Lease - Warehouse Space
1535, 1555 & 1601 West Jefferson
Springfield, Illinois**

LEASE PRICE \$3.50/SF (3N)



Property Details

- Total lease space available: Up to ± 11,550 SF (Building D)
- Owner occupies a portion of the building
- Building “D” Leased Month to Month
- Four (4) interconnected buildings (See attached site plan)
- Two (2) at grade overhead doors & access to Two (2) loading docks
- Zoning: B-2 General Business Service District
- 2017 Real Estate Taxes: \$21,074.66
- Space has private restrooms

Sam Nichols
Managing Broker
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For more information contact:

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Building "D" & Building "C" Loading Docks



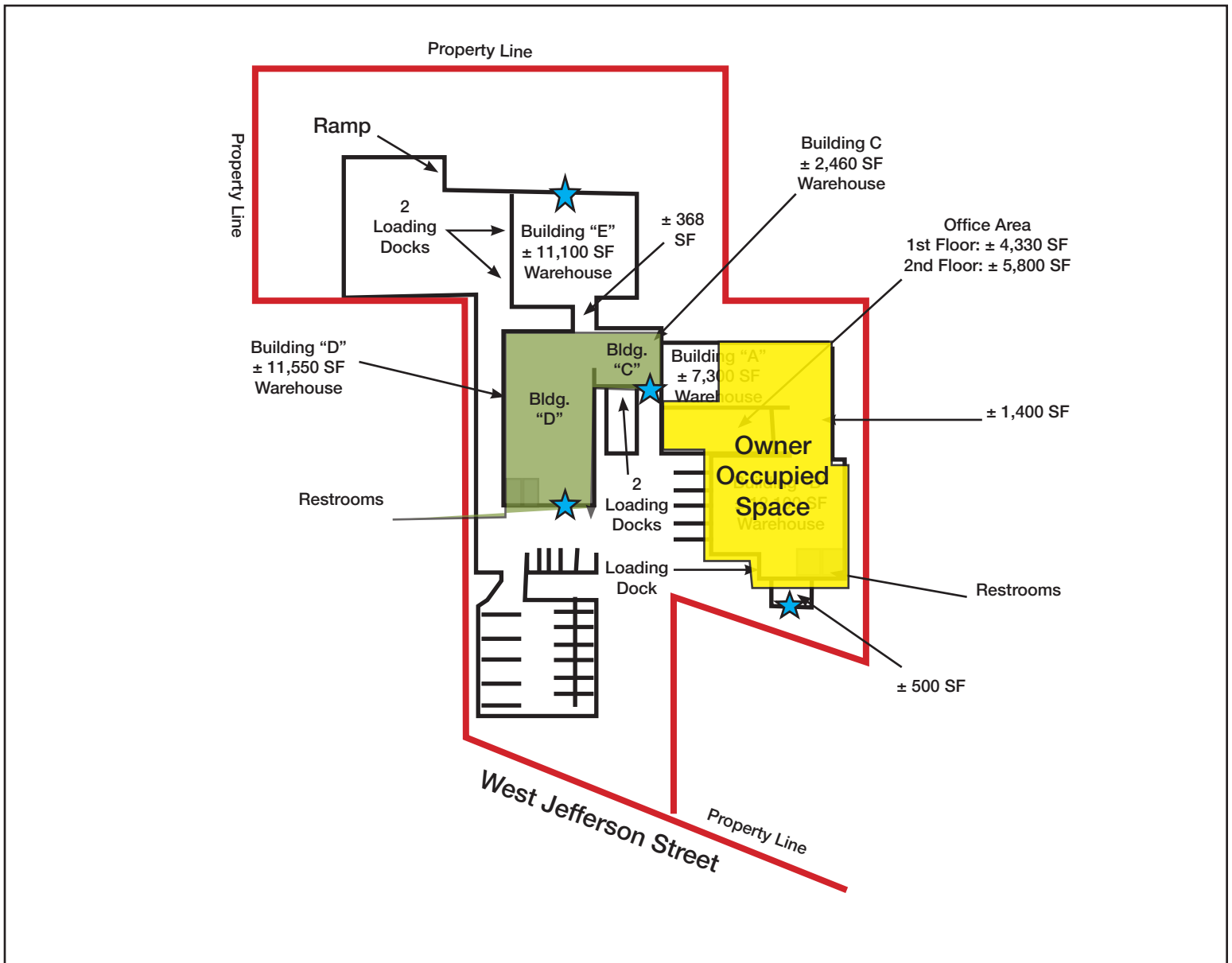
Buildings "A", "B", "C" and "D"



Building "A" & "B"



Building "D" Overhead Door



Building Square Footage

Building A & B : Space Owner Occupied

Building C : ± 2,460 SF Common Area for Buildings A, B & D

Building D : ± 11,550 SF

Building E : ± 11,100 SF

Warehouse Ceiling Heights

Building A: ± 20 Feet

Building B: ± 14 Feet

Building C: ± 19 Feet

Building D: ± 19 Feet

Building E: ± 21 Feet

*  Blue stars indicate overhead doors

** Floor plan is similar but not exact

True

1535, 1555 & 1601 W Jefferson

Aerial



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