



ALL INCLUSIVE DEVELOPMENT IN SPRINGFIELD IL RETAIL • COMMERCIAL • LIGHT INDUSTRIAL • OFFICE

Property Details:

- \$4.00 / SF to \$7.00 / SF (See attached lot description sheet)
- Location is in close proximity to the I-55 & South Grand (Route 29) cloverleaf interchange exit (See attached Aerial)
- Excellent access and circulation from Dirksen Parkway and Old Rochester Road for both small and large vehicles
- Whole and partial lot sales possible to suit buyers exact land area need (See attached Final Plat)
- Dirksen Business Park clearly offers the ADVANTAGES sought out by the prudent business building developers or business owners - Enterprise Zone, Retail, Food and lodging businesses in immediate area plus favorable zoning
- Learn more about Enterprise Zone Incentives at:
<https://www.springfield.il.us/Departments/OPED/OPEDDefault.aspx>
- Lots 9, 10 and 11 are Sold (see above photo)

Sam Nichols
Managing Broker
(217) 494-0800



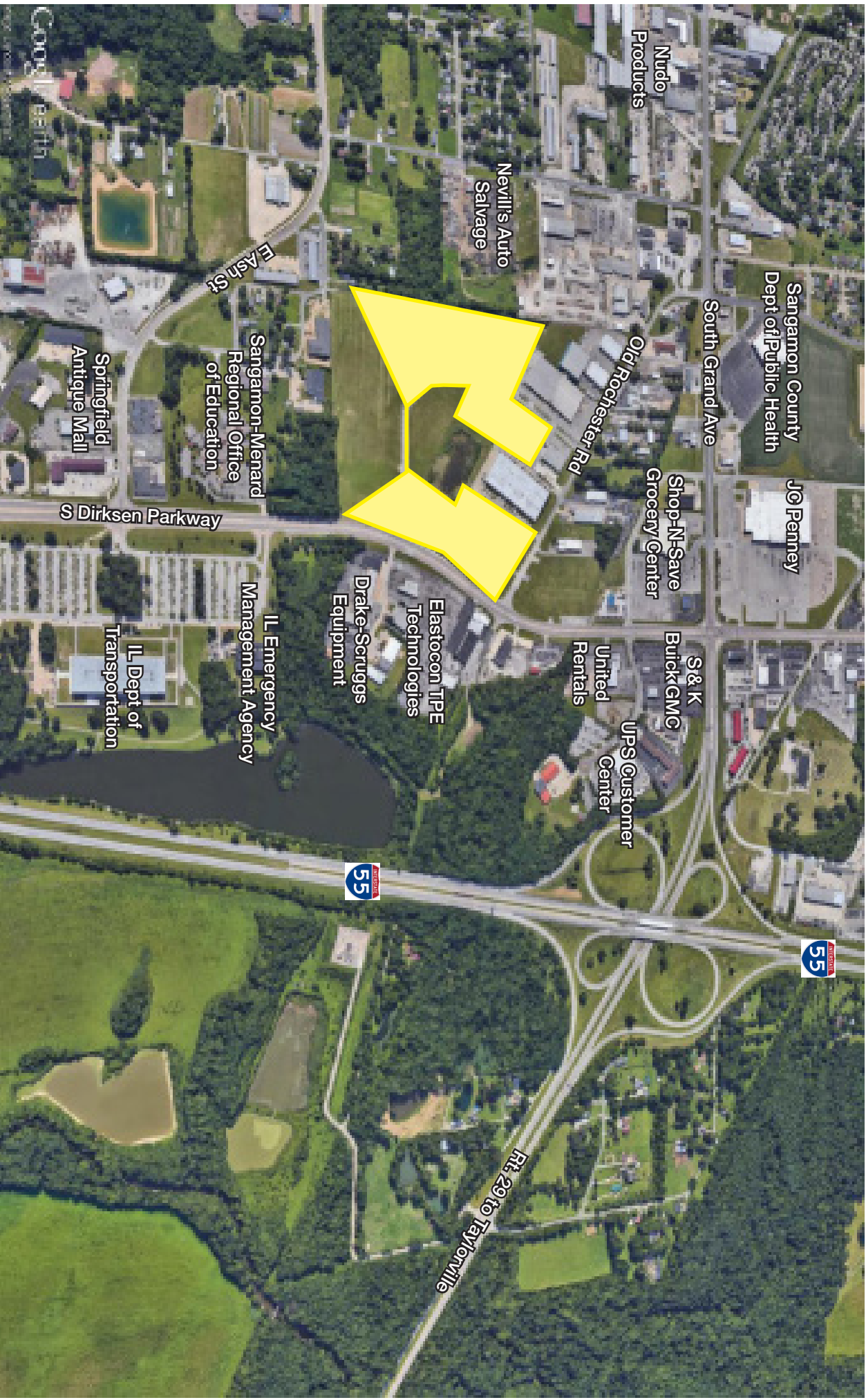
For more information contact:

sam@truecres.com

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Dirksen Business Park

Aerial



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4525 Wabash Ave., Suite B, Springfield, IL 62711
+1 217 787 2800 ♦ www.truecre.com

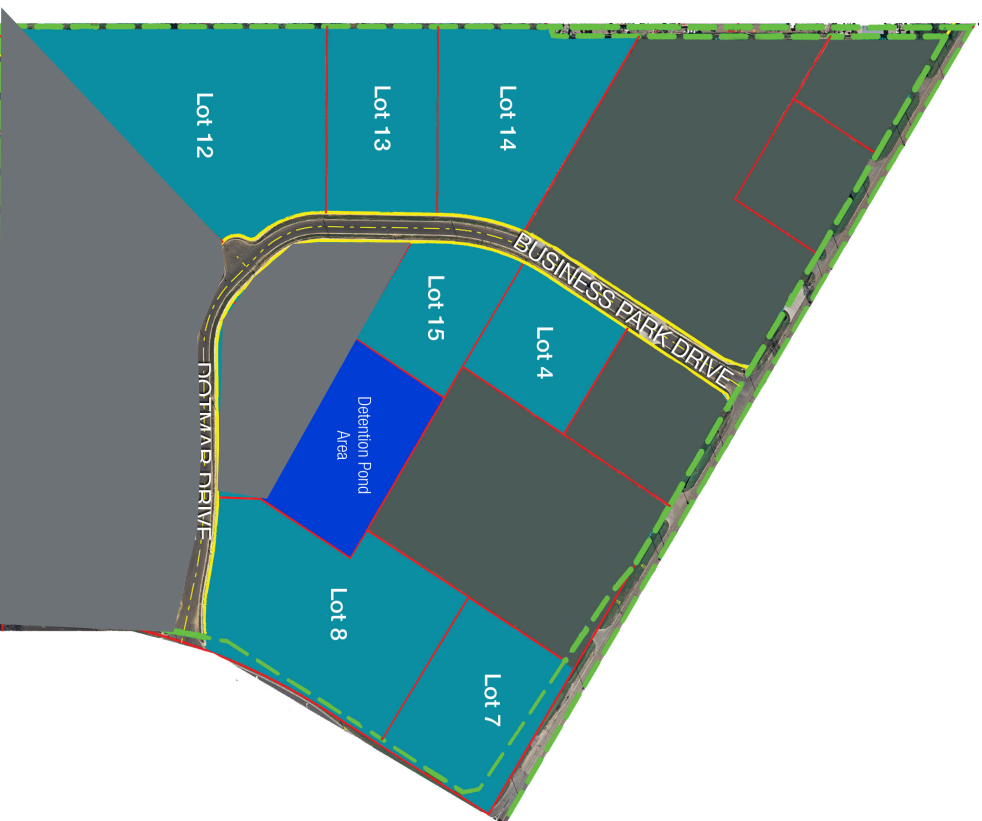


Dirksen Business Park

Lot Descriptions

Lots for Sale in Enterprise Zone (See attached information)

Lot sizes: ± 1.16 Acres to ± 19.0 Acres Contiguous



<u>Lot #</u>	<u>Land Area</u>	<u>Price</u>	<u>Zoning</u>
Lot 4	± 1.640 Acre / ± 71,459 SF	\$4.00 / SF	B-1
Lot 7	± 2.039 Acre / ± 88,828 SF	\$7.00 / SF	B-1
Lot 8	± 4.015 Acre / ± 174,887 SF	\$7.00 / SF	B-1
Lot 12	± 4.847 Acre / ± 211,141 SF	\$4.00 / SF	I-1**
Lot 13	± 2.266 Acre / ± 98,711 SF	\$4.00 / SF	I-1**
Lot 14	± 3.047 Acre / ± 132,726 SF	\$4.00 / SF	I-1**
Lot 15	± 1.162 Acre / ± 70,215 SF	\$4.00 / SF	B-1

* Indicates variance for warehouse

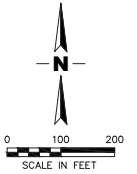
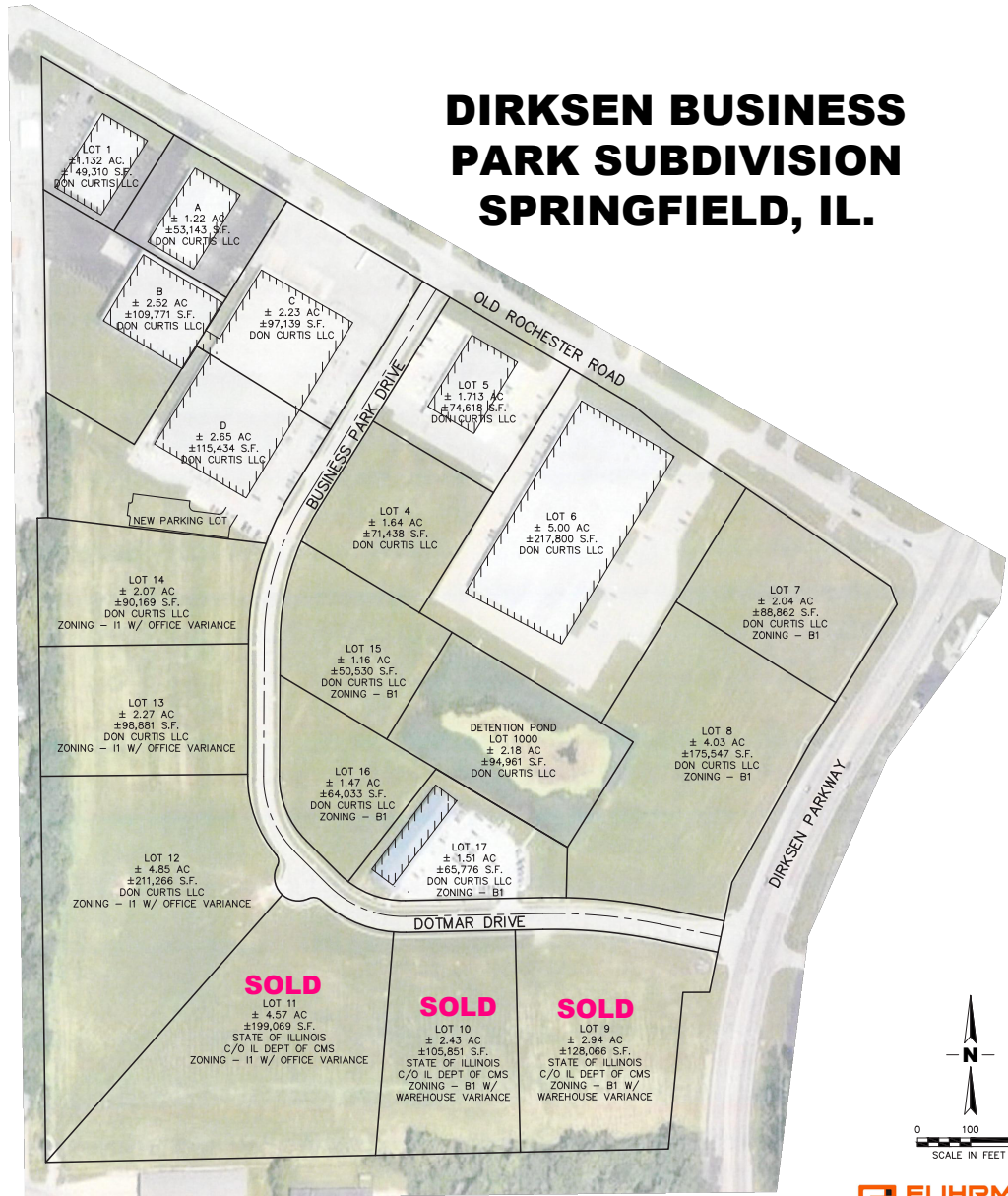
** Indicates variance for office

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DIRKSEN BUSINESS PARK SUBDIVISION SPRINGFIELD, IL.

- A UNIT A OF LOT 3 JOETT'S MINOR SUBDIVISION
CONDO REDIVISION LOTS 2 AND 3 OF DIRKSEN BUSINESS PARK
- B UNIT B OF LOT 3 JOETT'S MINOR SUBDIVISION
CONDO REDIVISION LOTS 2 AND 3 OF DIRKSEN BUSINESS PARK
- C LOT 1 JOETT'S MINOR SUBDIVISION
REDIVISION LOTS 2 AND 3 OF DIRKSEN BUSINESS PARK
- D LOT 2 JOETT'S MINOR SUB REDIVISION LOTS 2 AND 3 AND
NORTH PART OF LOT 14 DIRKSEN BUSINESS PARK



FUHRMAN
ENGINEER II

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