



Commercial Real Estate Services

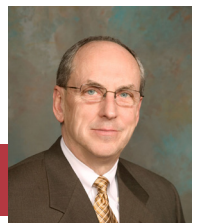
For Sale or Lease
6444 S. 6th St Frontage Rd.
Springfield, Illinois



Property Details

- Located just off Exit 90 on I 55
- Near colleges, Technical School, Restaurants and Hotels (Cracker Barrel, McDonalds, Baymont Inn)
- Formerly used as Hope Vocational School
- Well-maintained building, recent updates to building entrances, clean offices, break room, conference room and service area +++
- Overhead door to warehouse area
- Building: ±10,720 SF
- Land: ±43,197 SF
- Zoning: R-5b with Variance for 8,000 Sq.ft. for warehouse use
- Current Real Estate Taxes 2022: \$12,499.14
- **66 MONTH LEASE - 6 months free base rent**
- **39 MONTH LEASE - 3 months free base rent**

Sam Nichols
Managing Broker
(217) 494-0800



For more information contact:

sam@truecres.com

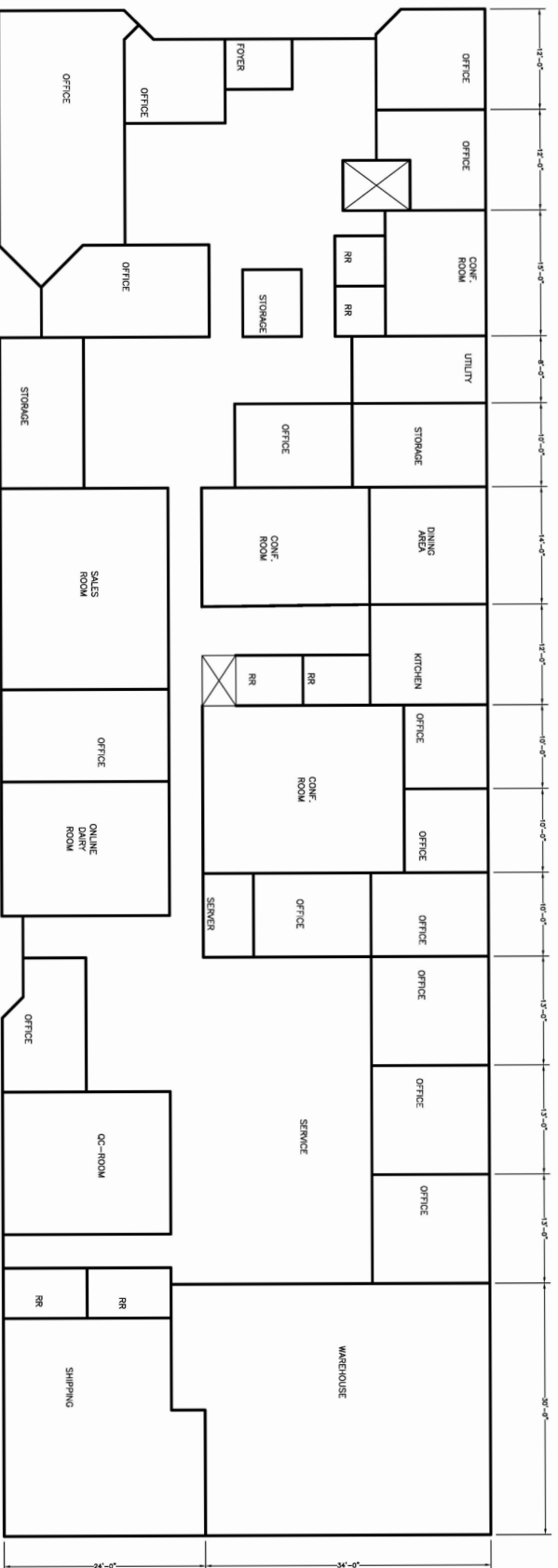
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Floor Plan



Floor Plan not to scale - Some modifications not shown

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True

6444 S. 6th St. Frontage Rd.

Photos



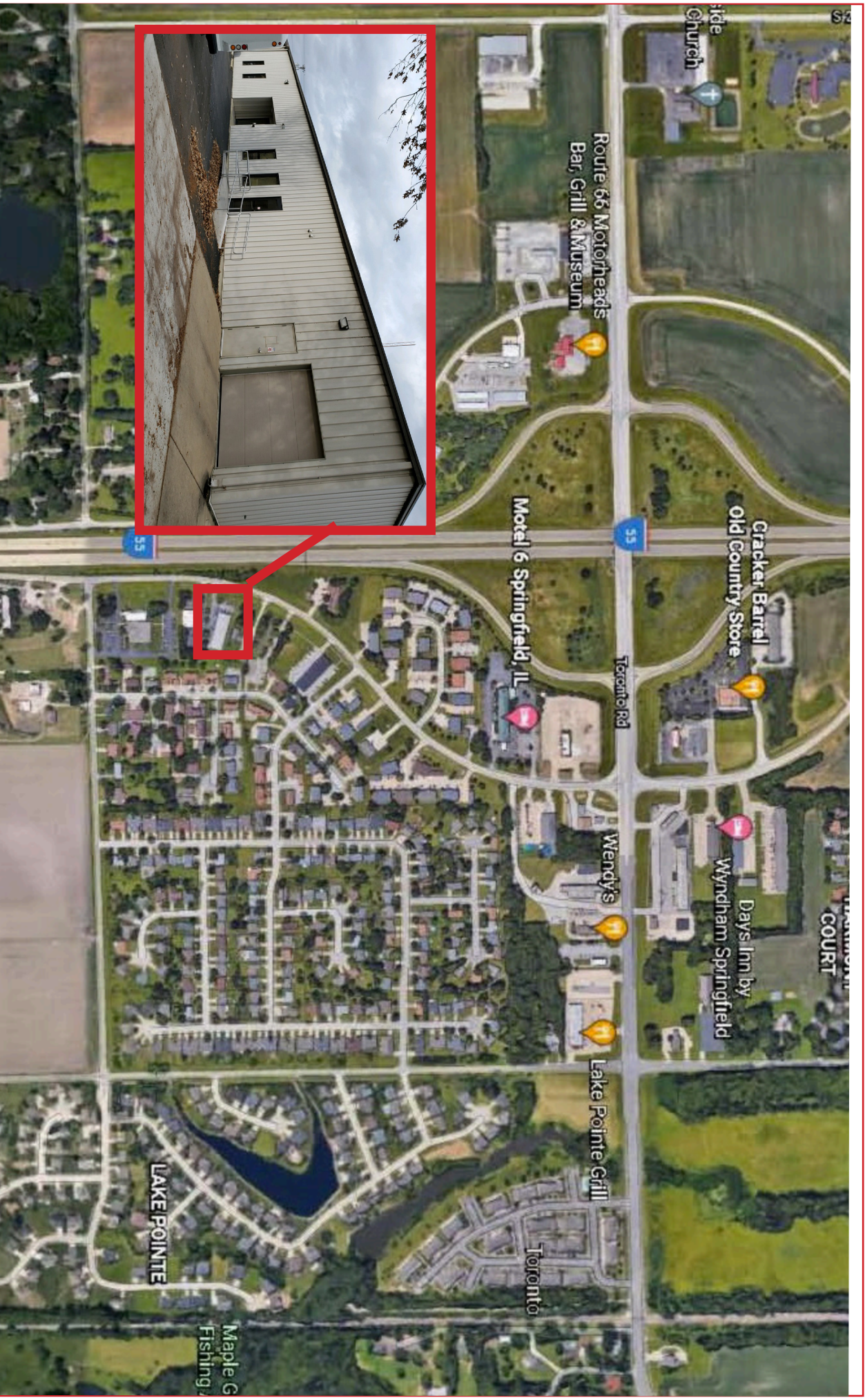
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Aerial



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