



**MOVE IN
READY!**

**AVAILABLE
FOR LEASE
3-1-2025!**

Property Details

**LOOKING FOR SMALL WAREHOUSE WITH LOADING DOCK?
THIS IS IT! AVAILABLE MARCH 1ST, 2025!**

Monthly Rent: \$3,785.00 per mo. / Plus \$200.00/ per mo. for Lawn & Snow Removal

Space size: +/- 7,820 Sq. Ft.

Warehouse Area: +/- 5,145 Sq. Ft.

Enclosed Dock Area: +/- 320 Sq. Ft.

Display/Office Area: +/- 2,355 Sq. Ft.

**Features: At Grade 14 Ft. Overhead Door, Enclosed loading dock,
& Display/ Office area**

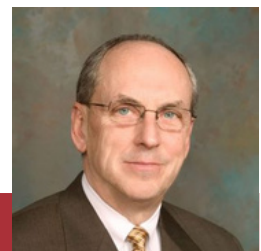
Premium corner location with frontage on Old Rochester Road

Close to Interstate I 55, Kone Elevator is building co-tenant.

See Attached Photos



**Sam Nichols
Managing Broker
(217) 494-0800**



For more Information contact:

sam@truecres.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN OR ANY TO BE IMPLIED.

2815 Old Jacksonville Rd. Suite 105
Springfield, IL 62711
(217) 494-0800* www.truecres.com

