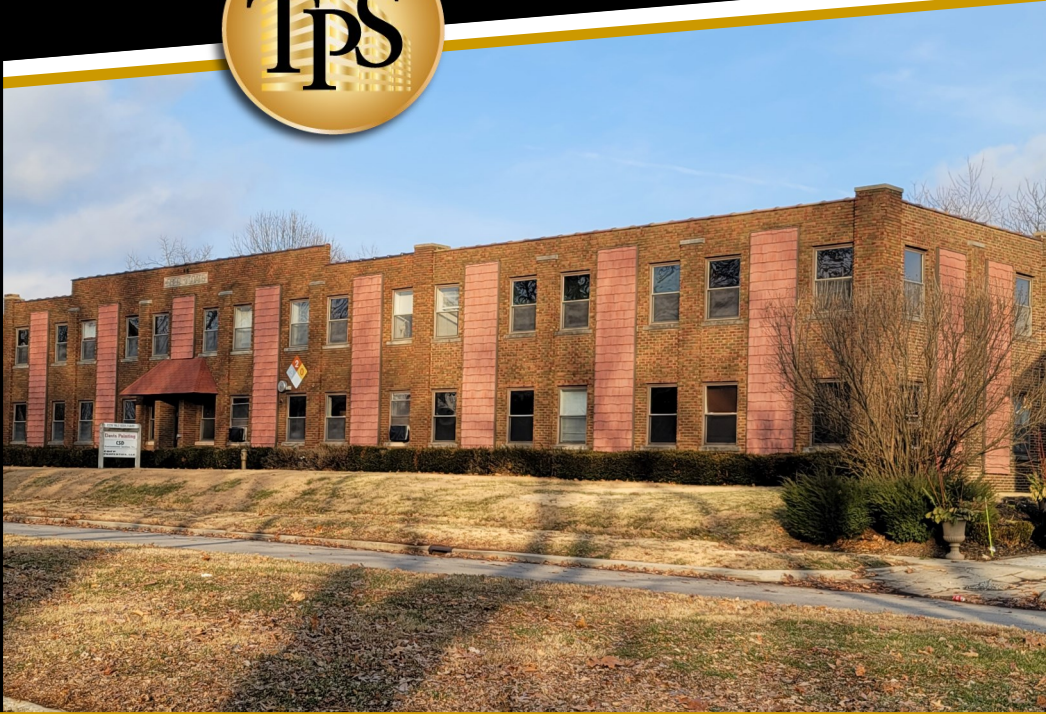


# Office / Warehouse Available For Lease

2220 Yale Blvd., Springfield IL



## Office Space:

Up to +/- 2,600 SF of first floor office space available in various sizes, with common area break room and rest rooms. Details on Page 2.

## Warehouse Space:

Up to +/- 4,115 SF of warehouse space available with overhead doors. Heat available with tenant paying utilities. Details on Page 3.

## ***Spacious and Conveniently Located Office and Warehouse Combo***

### **Various suites & sizes can be combined or separate**

All brick office and metal warehouse, now available for lease! This property boasts large and comfortable offices, perfect for conducting your daily business operations. The warehouse space provides ample room for storage and inventory management, with room to maneuver equipment. Warehouse heating is an option (tenant pays). Parking is on site, and with its close proximity to major arterial roads, commuting to and from this location is a breeze. Whether you're looking to expand your business or simply seeking a comfortable and convenient work environment, this office and warehouse combo is the perfect solution.

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**NOTICE OF AGENCY:** Todd P Smith Real Estate, Inc. is the exclusive agent for the seller/lessor and therefore represents the seller/lessor, unless expressed otherwise in writing with the parties to a transaction.

## **Contact:**

Todd P Smith

## **Phone:**

217.441.8000

## **Email:**

todd@tpsmithre.com

## **Website:**

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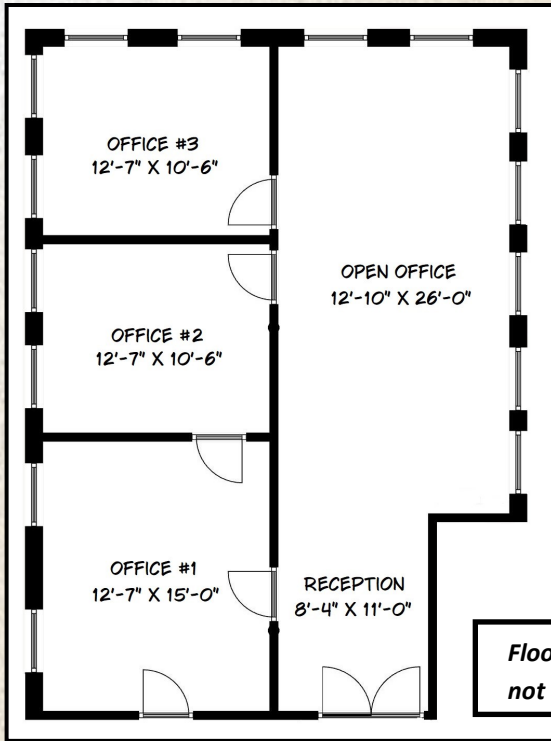
Todd P Smith, Designated Managing Broker



# Office Space Available For Lease

## 2220 Yale Blvd

**North Office**

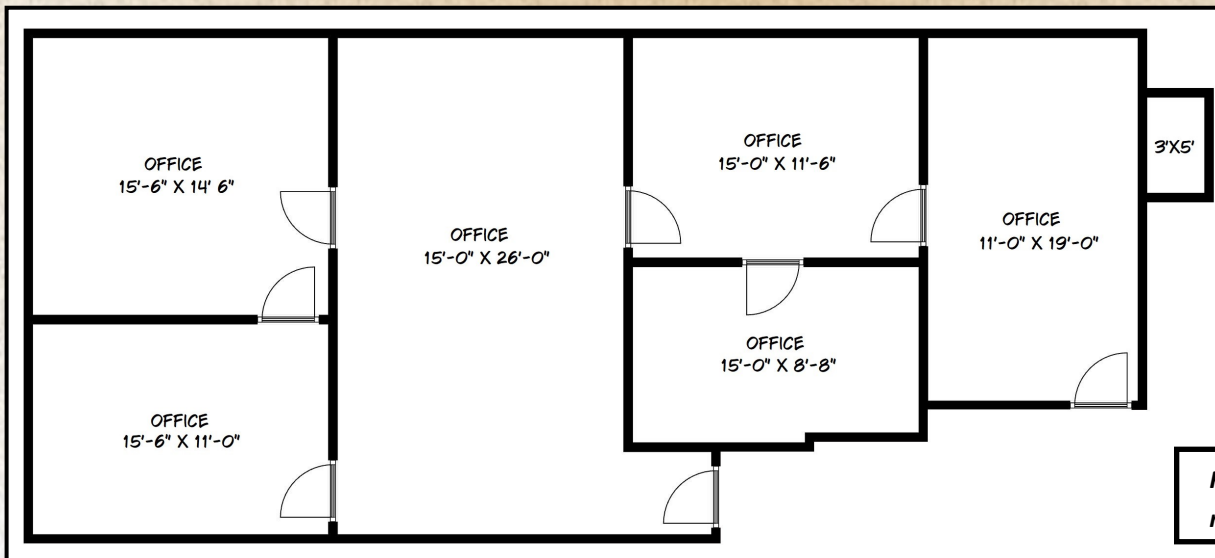


Available Space	Leaseable SF	Rental Rate
North Office	+/- 900 Sq. Ft.	\$800/month
South Office	+/- 780 sq. ft.	\$600/month
Middle Office	+/- 720 sq. ft.	\$500/month
Single Office	+/- 200 sq. ft.	\$300/month

*Floor plan  
not to scale*

**South Office**

**Middle Office**



*Floor plan  
not to scale*

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**Email:** todd@tpsmithre.com  
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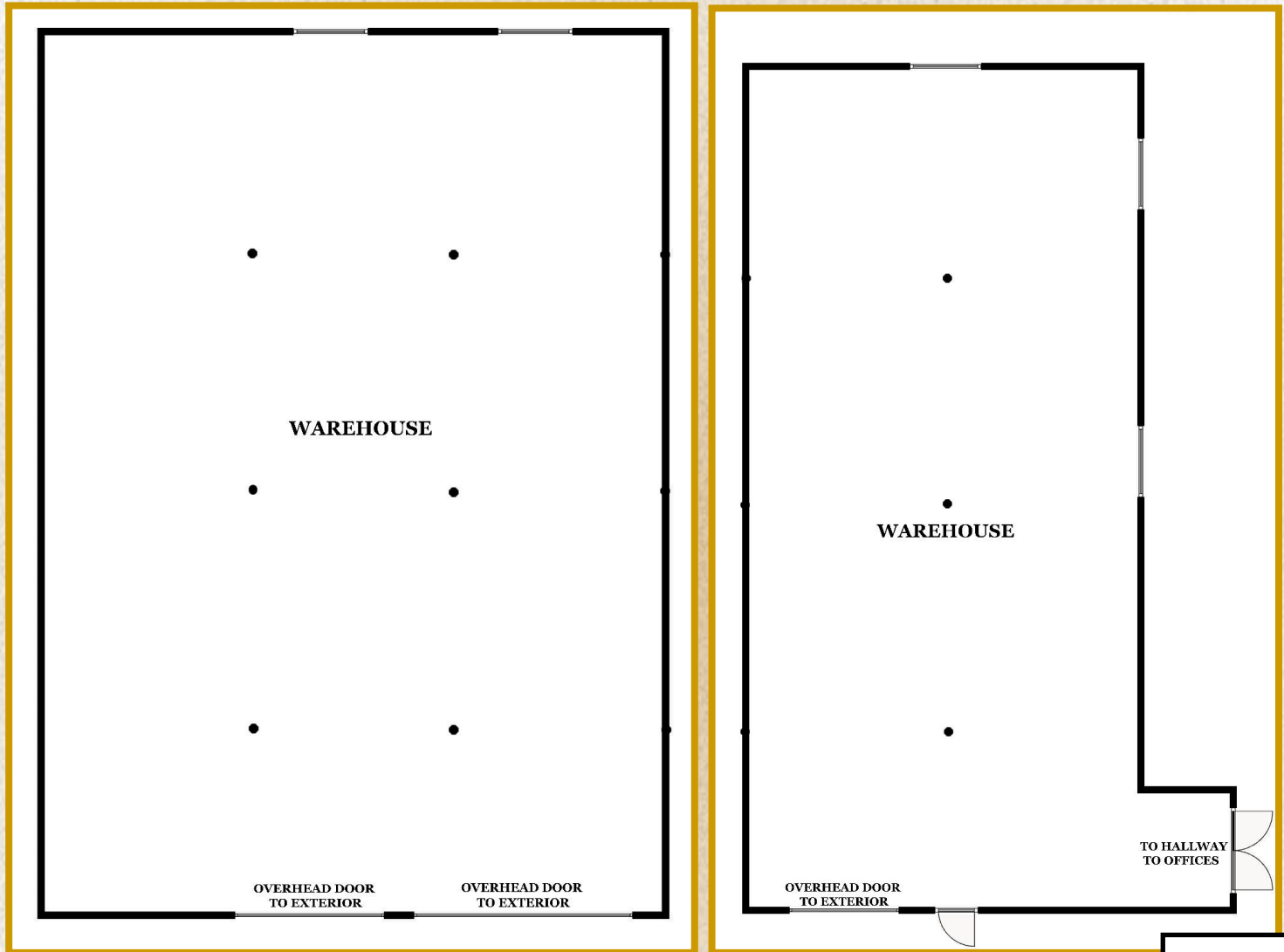
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# Warehouse Available For Lease

## 2220 Yale Blvd

### Warehouse Buildings



*Floor plan  
not to scale*

Available Space		Leaseable SF	Rental Rate
Large Warehouse	+/-	2450 Sq. ft.	\$925/month
Small Warehouse	+/-	1665 sq. ft.	\$625/month

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