

Multiple Warehouse/Office Available

1104 - 1108 W Reynolds, Springfield, IL



Lease Price: \$2,000/ mo. + Utilities

Zoning: I-1 (City of Springfield)

Traffic Count: 11,700 on Madison

Available Leasing Sq. Ft.: +/- 3,180 Sq. Ft.

Property Year Built: 1946

Convenient access in all directions!

Discover the ideal blend of functionality & affordability at this prime lease opportunity located just west of downtown Springfield & adjacent to the Madison Street corridor. This versatile property is perfect for small contractors or service businesses needing office/warehouse/storage space & essential features. Some of the warehouse space is equipped with overhead cranes & overhead doors in various sizes. Some areas feature high ceilings, ideal for storage or equipment. Certain sections include mezzanine levels for additional workspace or storage. Affordable office space is integrated with the warehouse for operational convenience. Front door entrances off Reynolds Avenue & rear access via overhead doors. Schedule a tour today & explore the potential of this adaptable space for your business needs.

The information found in this brochure is for informational purposes only, and is not audited, warranted or in any fashion guaranteed by **Todd P Smith Real Estate, Inc.** It is subject to verification by any interested parties and no liability for errors or omissions is assumed.

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.

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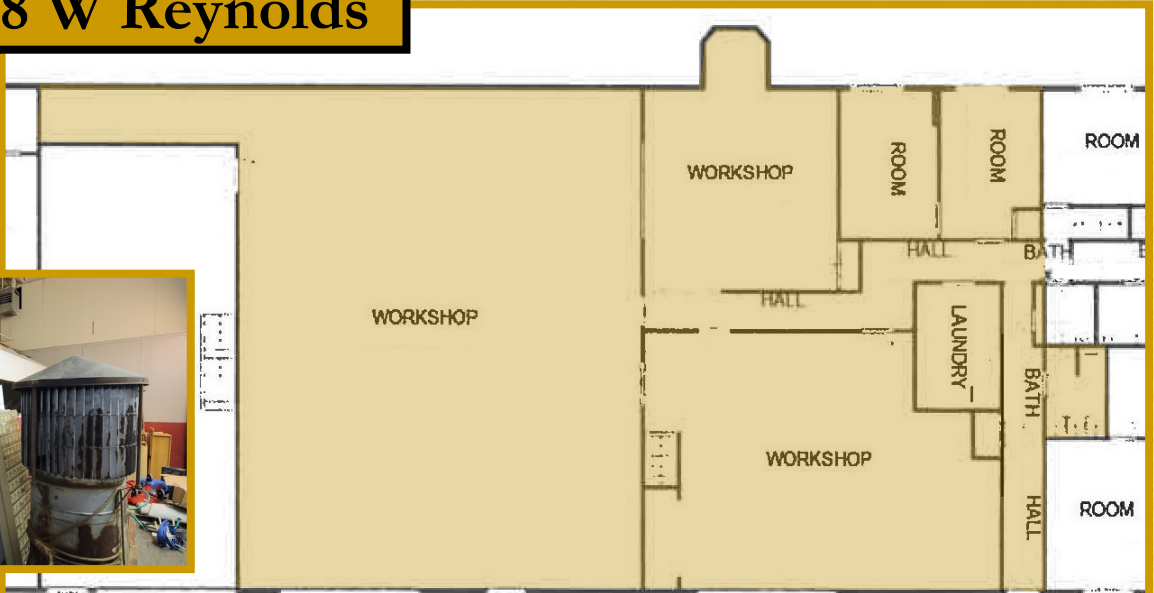
TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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Available Space

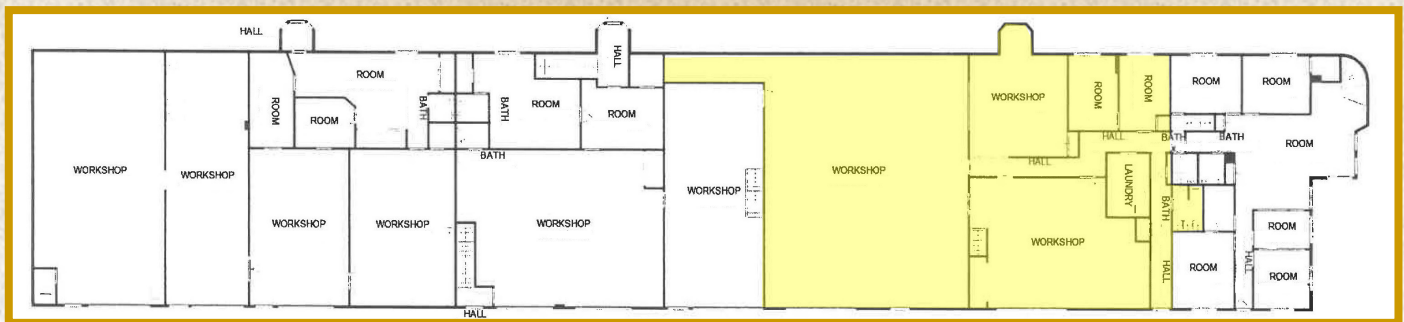
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Rental Rate

\$2,000/Month + Utilities

Sq. Ft.

+/- 3,180 SF



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