

# Warehouse/Shop/Office with Loading Docks

901 N MacArthur Blvd., Springfield, IL



**Lease Price:** \$6.50/ SF + Utilities

**Electric:** Single meter  
3-phase service

**Site:** +/- 1.1 acres

**Bldg. Sq. Ft.:** +/- 26,800 Sq. Ft.  
(+/-2,500 Office Space + separate break room)

**Zoning:** County B-2

Sublease Opportunity! Office/Warehouse/Flex building with 2 loading docks and fenced outside parking/yard area. One dock has a built-in leveler. Excellent central location near the Mid-Illinois Medical District, the IL State Capitol Complex, Downtown Springfield, IL, and easy access from IL Route 97 (Jefferson/Madison corridor). Formerly used as a printing business, the open layout with adaptable space fits various needs.

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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  
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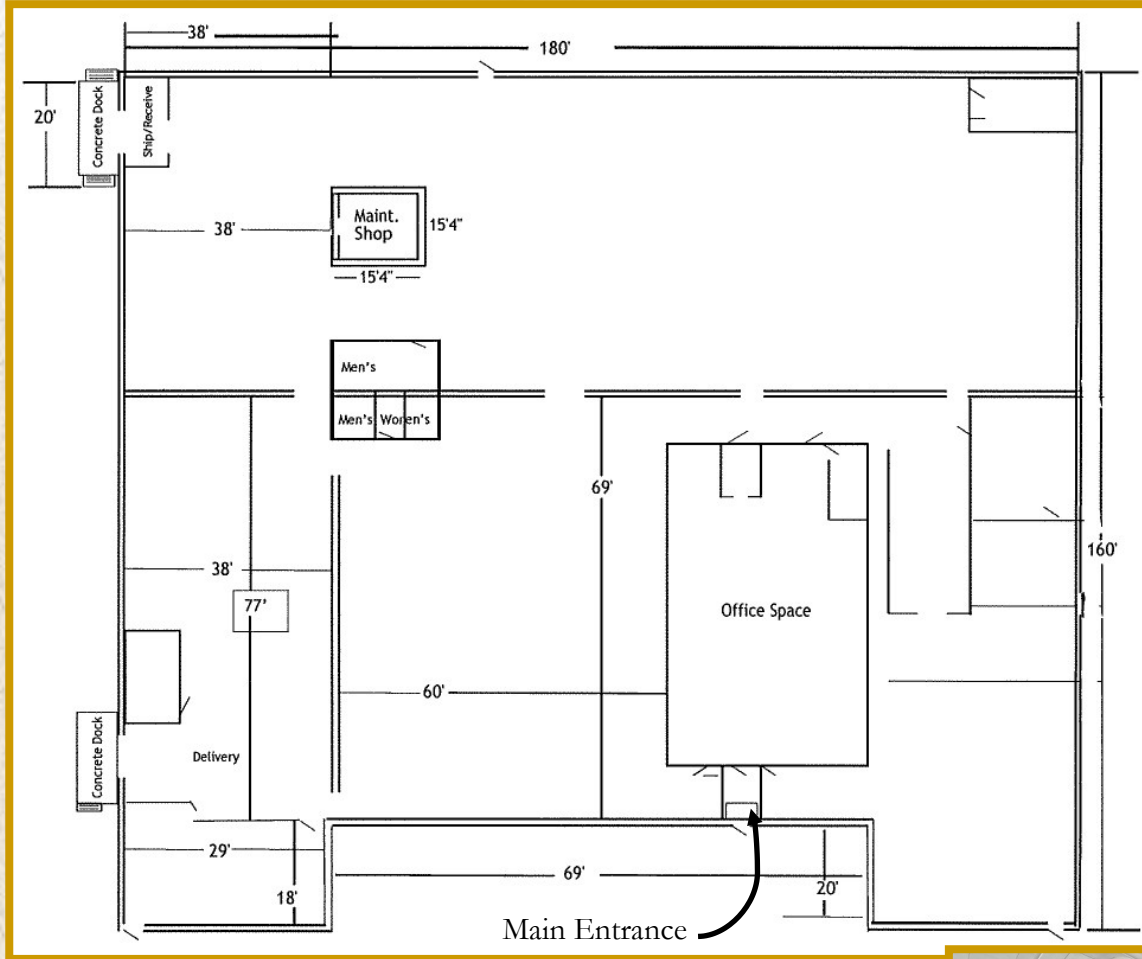
Todd P Smith, Designated Managing Broker

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## Floor Plan

Dorian Ave.



MacArthur Blvd.



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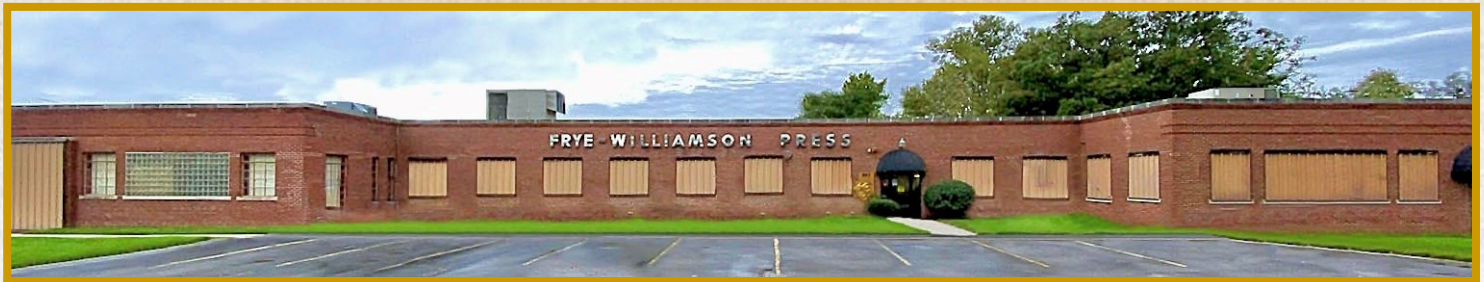
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## Site Plan



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