

Warehouse/Shop/Office with Loading Docks

901 N MacArthur Blvd., Springfield, IL



Lease Price: \$6.50/ SF + Utilities

Site: +/- 1.1 acres

Electric: Single meter
3-phase service

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.

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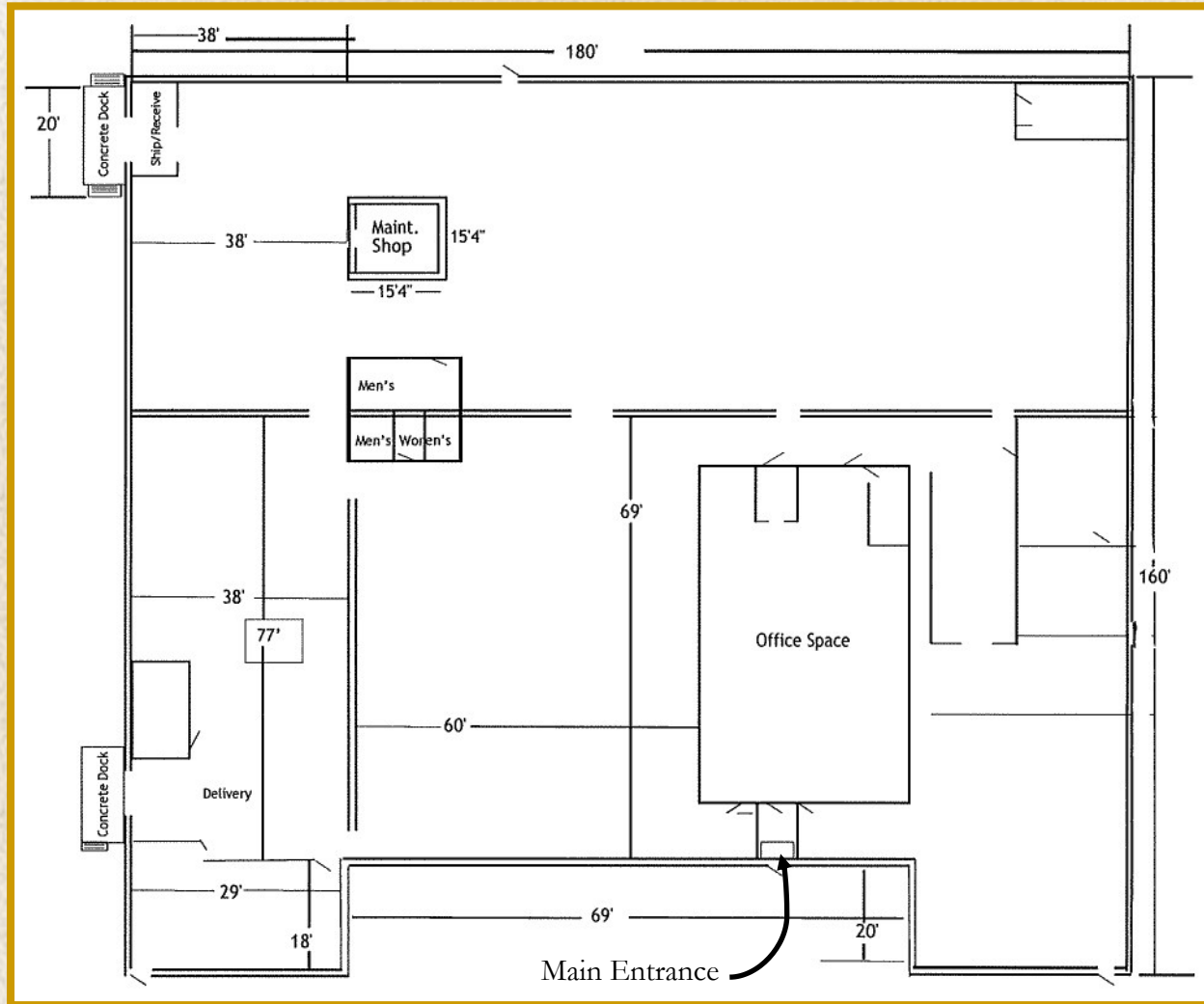
Todd P Smith, Designated Managing Broker

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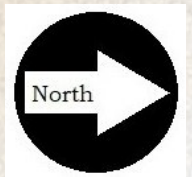
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Floor Plan

Dorian Ave.



MacArthur Blvd.



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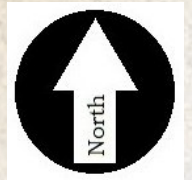
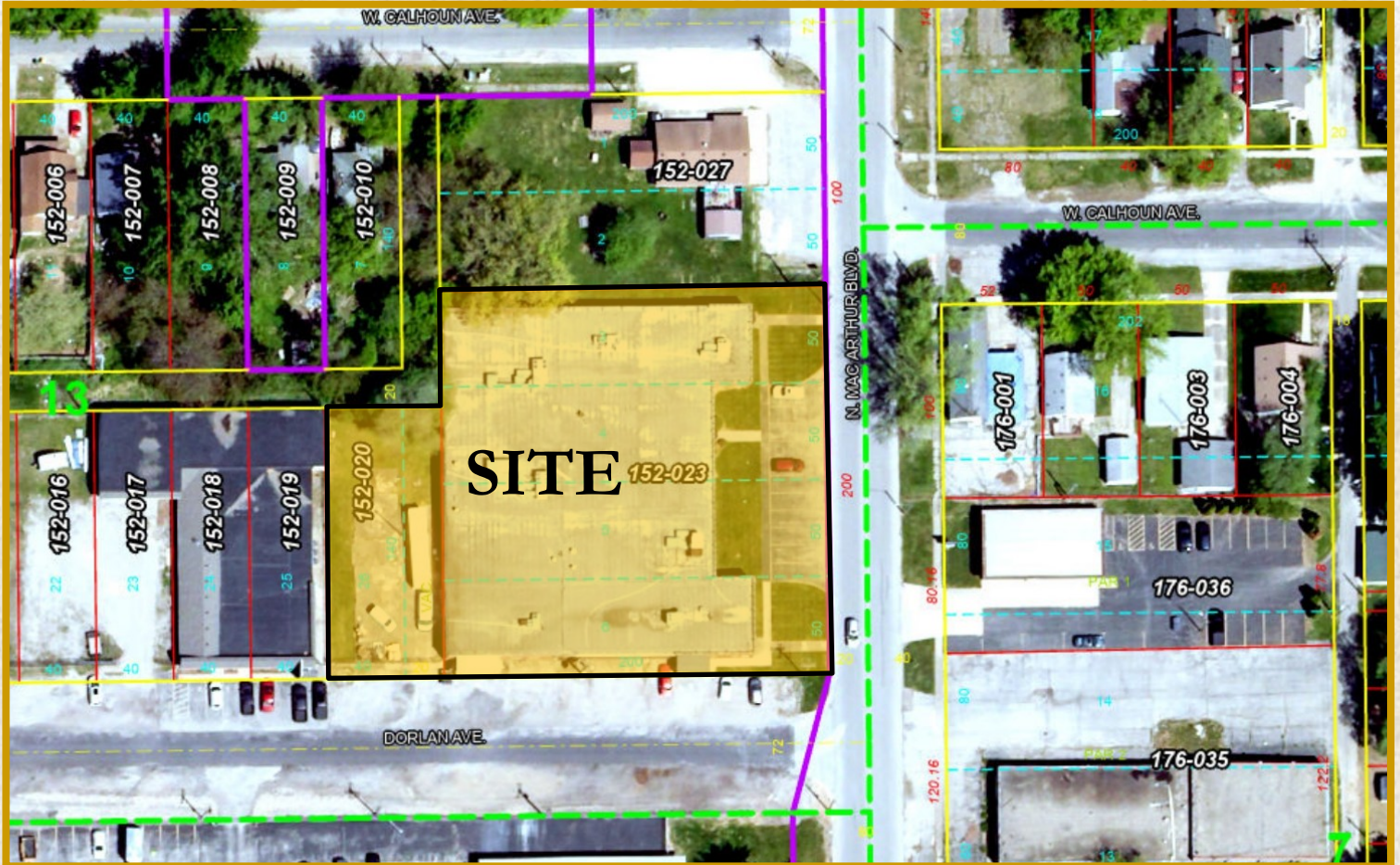
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Site Plan



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