

# AVAILABLE


## 625 - 701 Southside Drive, Decatur, IL



### Industrial Building

- +/-130,000 SF **AVAILABLE**
- Divisible
- Industrial Facility on 103+ Acres
- Great Loading



- Heavy Power
- Abundant Parking
- Convenient access to 
- Interstate connectivity to



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625 - 701 Southside Drive offers convenient access to Interstate 72, approximately 3 miles southwest via Highway 51. Interstate 72 intersects with Interstates 55 and 57; Interstate 55 is north-south artery that provides direct access to Chicago to the north and New Orleans in the south. Interstate 74, a main east-west artery, is approximately 35 miles to the north. Decatur is located 35 miles to the east of Springfield, the state capital of Illinois. Decatur is an industrial center that is home to a number of cutting edge business and industry leaders, including agribusiness giant Archer Daniels Midland Co., renewable food and industrial ingredient manufacturer Tate & Lyle and a branch of heavy equipment manufacturer Caterpillar, Inc. The property lies within The Decatur Macon County Enterprise Zone.

## Property Highlights

- 516,116 SF industrial facility on 103.36 Acres.
- 438,228 SF Main Bldg., 45,600 SF Lab/Research Bldg. and a 9,142 SF Wind Tunnel.
- 23,146 SF of 2-story, finished office space.
- Eight (8) dock-high doors (seven (7) with auto-dock levelers), two (2) grade-level doors and three (3) interior truck wells.
- Ceiling Heights: 16'-3" minimum and 28'-1" maximum.
- Column Spacing: 60' x 40'
- Lighting: Fluorescent and Metal Halide (high bay).
- Power: 277/480 volt, 3-phase, 15,000 amps.
- Sprinkler: 100% (wet system).
- Parking: 500 paved and marked vehicle spaces.
- Floor: 6" to 8" reinforced concrete.
- Rail: Canadian National Railroad borders east side of the property and a rail spur to the building is available.
- Compressed Air: two (2) Quincy Air Compressors (1500 cfm & 1000 cfm) and one (1) Hankinson dryer.

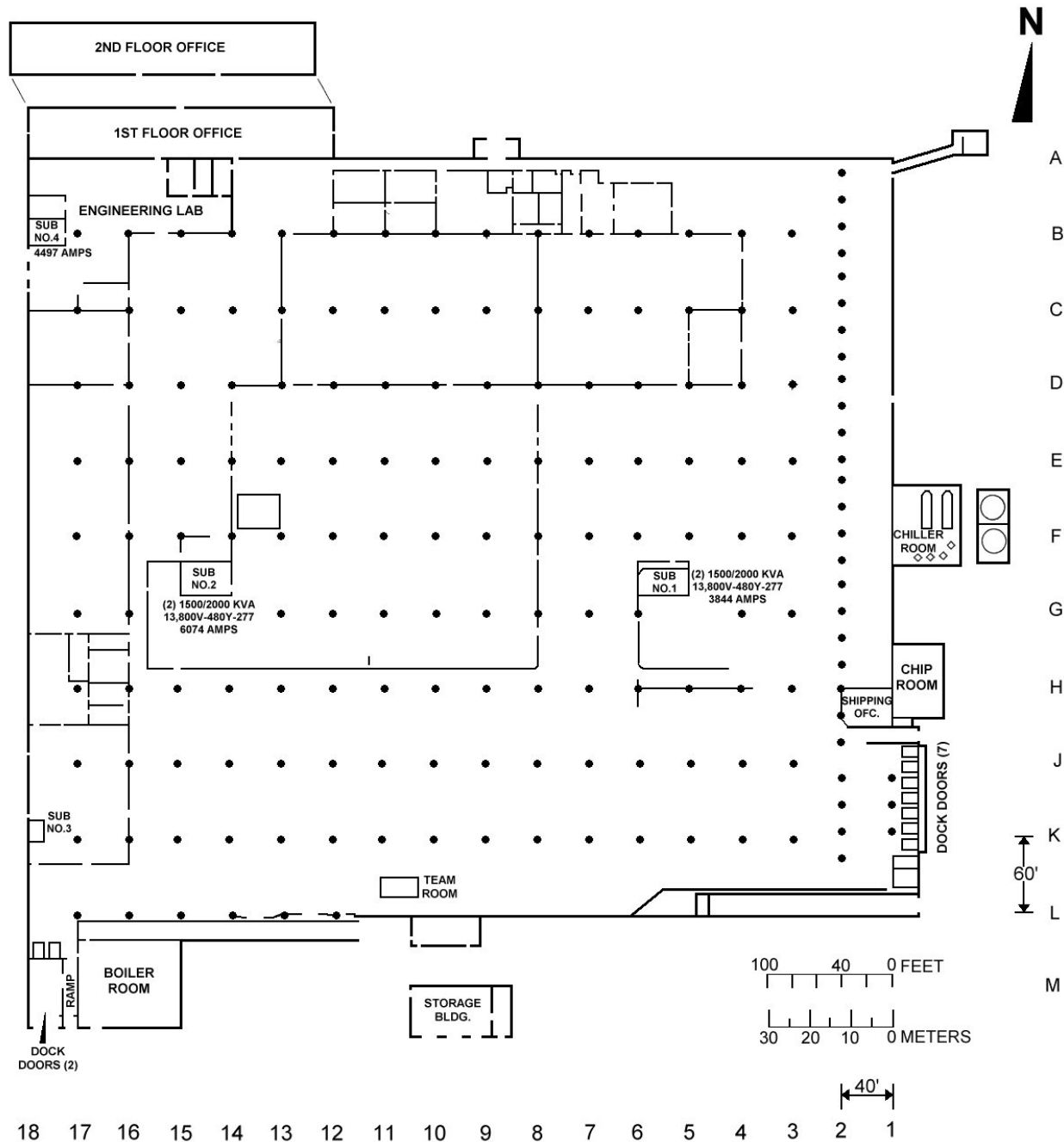


## The Decatur Macon County Enterprise Zone

The Decatur Enterprise Zone provides a variety of state and local tax credits, exemptions, deductions and property tax abatement. Incentives include investment tax credit, sales tax deduction, machinery and equipment sales tax exemption, utility tax exemption, jobs tax credit and property tax incentives. For detailed information on the benefits available in the Decatur Enterprise Zone please visit the Decatur Macon County Economic Development Corporation's website at [www.decaturedc.com](http://www.decaturedc.com).

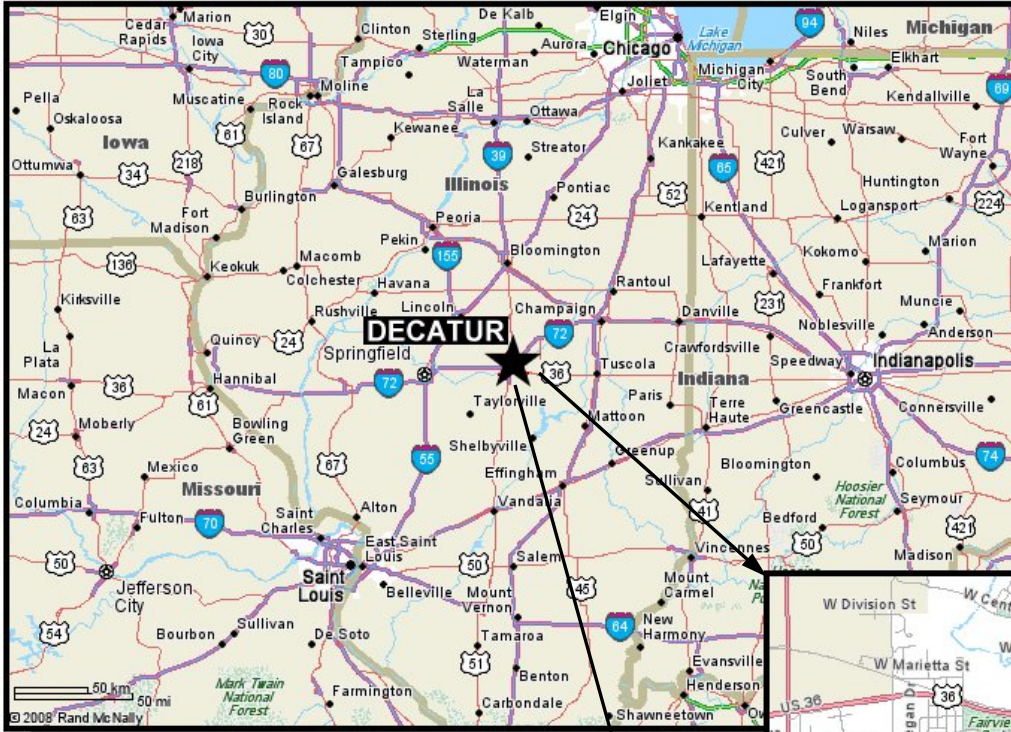
## Major Employers

<u>Manufacturing</u>	<u>Product</u>	<u># Employed</u>	<u>Non-Manufacturing</u>	<u>Product</u>	<u># Employed</u>
Archer Daniels Midland	Corn & Soybean processing	4,000	Decatur Memorial Hospital	Healthcare	2,266
Caterpillar, Inc.	Heavy Equipment	3,500	Decatur Public School District	Education	1,500
Tate & Lyle	Corn processing	822	Ameren/Illinois Power Co.	Public Utility	1,250
Mueller	Control Valves	500	St. Mary's Hospital	Healthcare	1,100
Bodine Electric of Decatur	Motors & Generators	350	Millikin University	Education	600
PPG Industries, Inc.	Flat Glass	300	Norfolk Southern Corp.	Rail Transportation	600
Akorn Incorporated	Pharmaceuticals	280	Star Trek	Customer Service Cntr.	600









City	Distance	Travel Time
Springfield, IL	39	38 min
Peoria, IL	78	1 hr 30 min
St. Louis, MO	119	2 hr 20 min
Indianapolis, IN	152	3 hr 15 min
Chicago, IL	177	3 hr 55 min
Lexington, KY	323	7 hr 20 min
Columbus, OH	324	6 hr 40 min
Nashville, TN	334	6 hr 30 min
Des Moines, IA	334	6 hr 10 min
Little Rock, AR	460	8 hr 15 min
Atlanta, GA	581	10 hr 00 min

