



# AVAILABLE

## 707 Southside Drive, Decatur, IL 494,580 SF Industrial Facility



### BUILDING FEATURES

- 494,580 sq.ft. Industrial facility on 103.36 AC
- 439,980 sq.ft. Main Bldg., 45,600 sq.ft. Lab/ Research Bldg., & 9,000 sq.ft. Wind Tunnel
- 19,680 sq.ft., 2-story Office
- 8 dock-high doors (7 with auto-dock levelers), 2 grade-level doors & 3 interior truck wells
- 60' x 40' column spacing
- 16'-3" min. & 28'-1" max. clear ceiling heights
- Sprinklered (wet system); loop is a 10" line
- 500 paved parking spaces
- Power: 277/480 volt, 3-phase, 15,000 amps
- Lighting: fluorescent & metal halide (high bay)
- 6" to 8" reinforced concrete floor
- Canadian National Railroad borders east side of property & rail spur to building is available
- 2 Quincy Air Compressors (1500 cfm & 1000 cfm) and 1 Hankinson dryer
- Convenient access to I-72, via Hwy 51, which is 3 miles southwest of the facility
- Approx. 30 miles east of I-55 and 40 miles west of I-57, both of which are main north-south arteries and approx. 35 miles south of I-74, a main east-west artery
- 38 miles east of Springfield, IL, 85 miles southeast of Peoria, IL, 135 miles northeast of St. Louis, MO and 180 miles southwest of Chicago, IL



