



**COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY

## RETAIL SHOWROOM + WAREHOUSE

\$5.75 / SF / NNN



FOR LEASE



### 2161 E Pershing Road,

Decatur, IL 62526

10,950 SF

RETAIL/INDUSTRIAL

#### LEASE PRICE

\$5.75 / SF

#### LEASE TYPE

NNN

#### AVAILABLE SF

10,950 SF

#### ACRES

1.20 AC

#### TAX PIN

42-12-01-127-001

#### ZONING

M-2 Heavy Industrial

#### PARKING

25 Spaces

### PROPERTY DESCRIPTION

Subject property is a 10,950 SF freestanding structure featuring roughly 6,000 SF of retail and +/- 4,950 SF of warehouse space. The building was originally constructed for Carpetland in 1974 and it has since been occupied by Flooring Depot and most recently converted into a liquor store. The open showroom layout offers prospective tenants significant flexibility to meet their space needs. The warehouse portion is fully heated and cooled, features suspended T-grid ceiling and a 900 SF mezzanine.

### AREA DESCRIPTION

2161 E. Pershing is located along the south side of E. Pershing Road, just off of the Pershing and N. 22nd Street intersection on the southwest side. Surrounded by a number of local businesses ranging in a variety of uses, the property benefits from dedicated drive-up access and ample visibility.



#### RICHARD HARRINGTON

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## AERIAL



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