

# INDUSTRIAL PROPERTY FOR SALE



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY



**765 E. Pythian Ave  
Decatur, IL 62526**

**AJ Thoma III, CCIM, SIOR**

**C: 217.520.3299**

**O: 217.403.3425**

**E: AJT@CBCDR.com**

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY  
CHAMPAIGN, IL | 217.352.7712**

## CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Summary ("CS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR.

This CS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CS contains descriptive materials, and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CS and/or any other Information concerning the Property; (5) you will not provide this CS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.



# INDUSTRIAL PROPERTY FOR SALE

## PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for Sale this industrial building located in Decatur, IL. The property features three structures; Main Building (19,000 SF), Maintenance Shop (3,744 SF), and Tool Shed (484 SF) built in 1966. The Main building is comprised of; 18' clear heights, 3 dock doors, 1 drive in door, 385 SF two story office, 600 AMP 480V 3-Phase power, and 1 restroom. The building was formally used for plant based oil refining and received a new roof around 2016. The Maintenance building features; 14'7" clear heights, heat, electricity, plumbing (no restroom), and 2 drive in doors (pass through). The Tool Shed is a small 22' x 22' shed on the far west of the property. The entire property is fenced with roughly 2 acres of lot/laydown yard.

The property is located off Martin Luther King Jr Dr. and E. Pythian Ave, just south of Pershing Rd. in North Decatur. The area is surrounded by a mixed use of industrial users, residential properties, and retail. Decatur IL is centrally located lying 40 miles east of Springfield (IL), 45 miles south of Bloomington-Normal, 50 miles southwest of Champaign-Urbana, 135 miles northeast of St. Louis (MO), 150 miles west of Indianapolis (IN), and 180 miles southwest of Chicago.

## PROPERTY INFORMATION

<b>Address</b>	765 E. Pythian Ave Decatur, IL 62526
<b>Sale Price</b>	\$800,000
<b>Building Total SF</b>	22,744 SF
<b>Total Acreage</b>	±2.73 Acres
<b>Zoning</b>	M1- Intense Commercial/Light Industrial
<b>Year Built</b>	1966
<b>Parking</b>	15 Total Spaces
<b>PIN</b>	04-12-02-178-014
<b>RE Taxes</b>	\$12,372.32 – 2022 payable 2023





# INDUSTRIAL PROPERTY FOR SALE



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY





# INDUSTRIAL PROPERTY FOR SALE



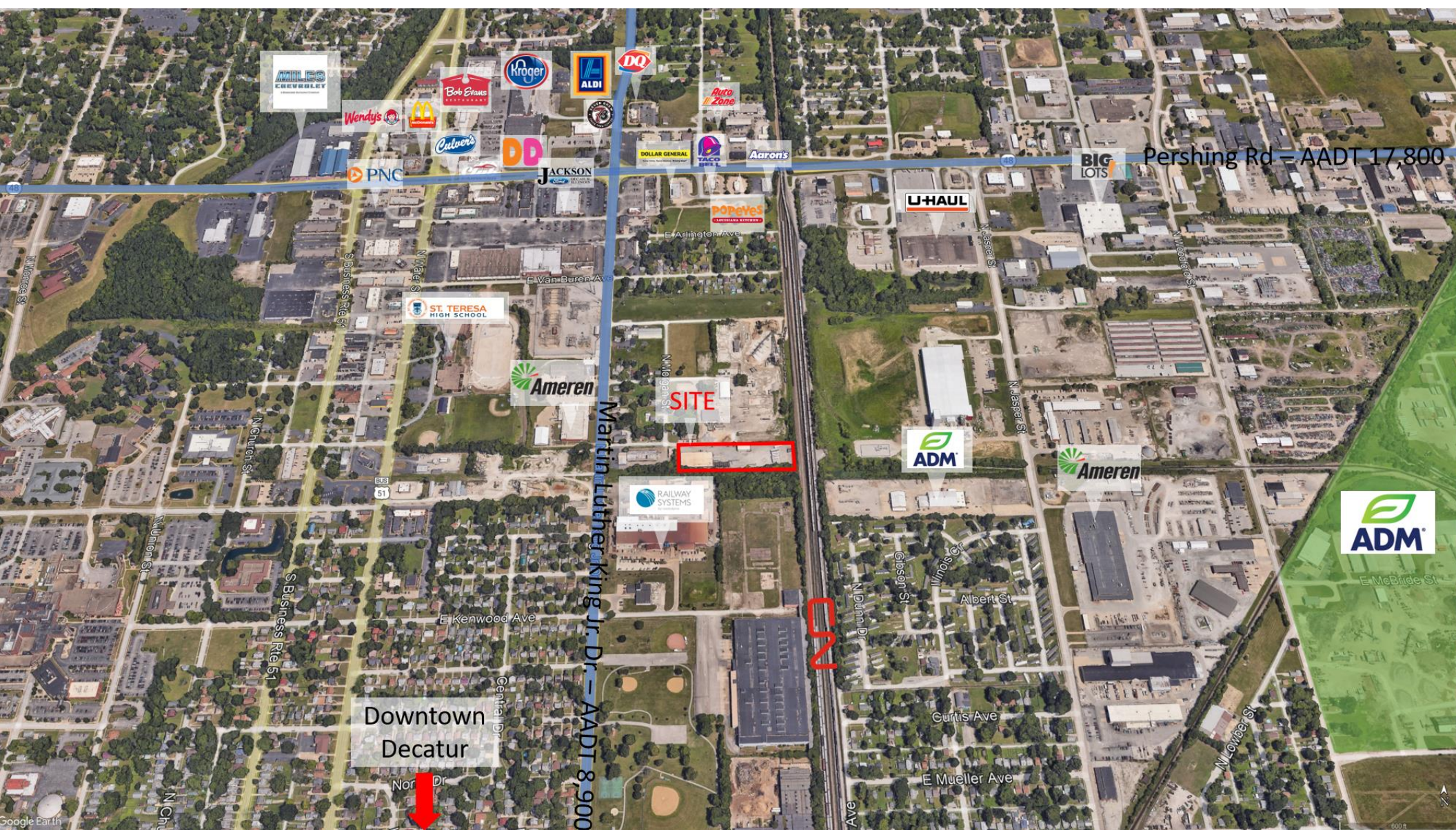
COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY





# INDUSTRIAL PROPERTY FOR SALE

## AERIAL





# INDUSTRIAL PROPERTY FOR SALE



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY

## CONTACT

**AJ Thoma III, CCIM, SIOR**  
**Senior Vice President**  
**CBCDR**



Illinois Licensed Real Estate Broker

**C: 217.520.3299**

**O: 217.403.3425**

**[ajt@cbcdr.com](mailto:ajt@cbcdr.com)**



## OFFERING HIGHLIGHTS

- Abundant Laydown Area
- On premises maintenance shop
- Fenced yard
- Newer Roof
- Well maintained facility