

Decatur Commerce Park

Decatur, IL



147 Acre Industrial Park

The 147 acre Commerce Park in Decatur, IL is situated at the geographic center of Illinois and the demographic center of the United States, Decatur services the huge Chicago, St. Louis and Indianapolis markets and also provides same day service to Cincinnati, Memphis, Kansas City, Minneapolis, Milwaukee and Detroit. Now you can stay better connected and get farther faster. The new ADM Midwest Inland Port, A Multi Modal Hub delivers both domestic and international flexibility for companies. 3 Class 1 Railroads, CN, CSX and Norfolk Southern serve the Decatur Market Place and 5 Major Roadways Interstate 72, 55, 74, 57 and US Highway 51 connect the Midwest to the East, West and Gulf Coasts. Incentive programs include TIF Enterprise Zone / Foreign Trade Zone and Customs Clearing and with market proximity to 95 Million consumers within a 500 mile radius, Your Company Stays Better Connected.

- Located near the ADM Midwest Inland Port
- Rail is available
- Extra Land for Expansion
- Will Build to Suit
- Arranged Occupancy
- Competitive Rental
- Up to 1,000,000SF For Lease & Will Divide

WATCH OUR VIDEO
<https://youtu.be/ozkYFV4DdWs>

For More Information Please Contact
Jaime M. Weiss (201) 814-1840



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Moonachie, NJ 07074
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Commerce Park is located nearby the ADM Intermodal Ramp a 280-acre facility offering non-congested, toll-free access to one of the County's heaviest truck and rail traffic flows. The Ramp directly connects with the Midwest to the East Coast, West and Gulf Coasts of North America.

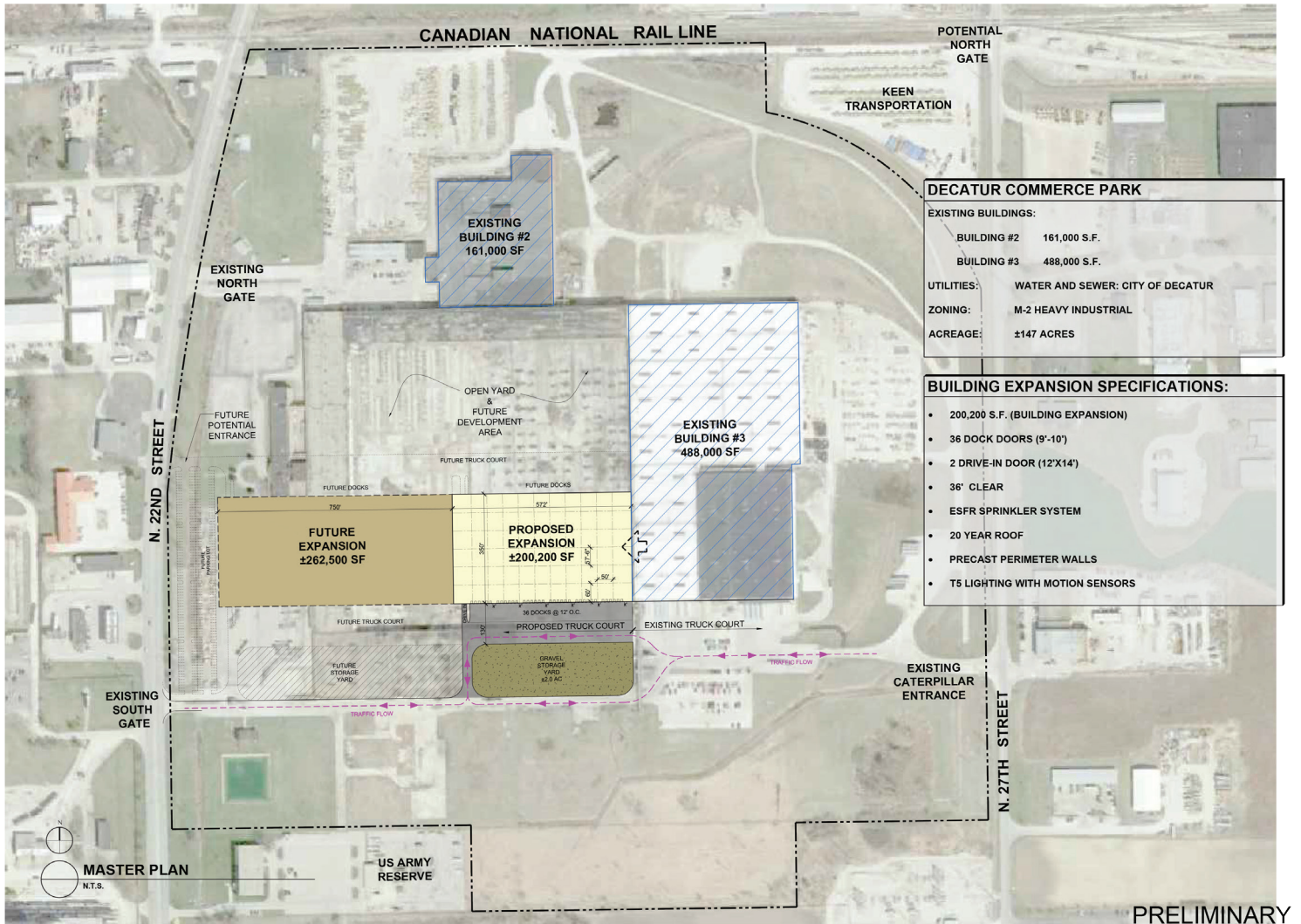


Proposed Warehouse Addition



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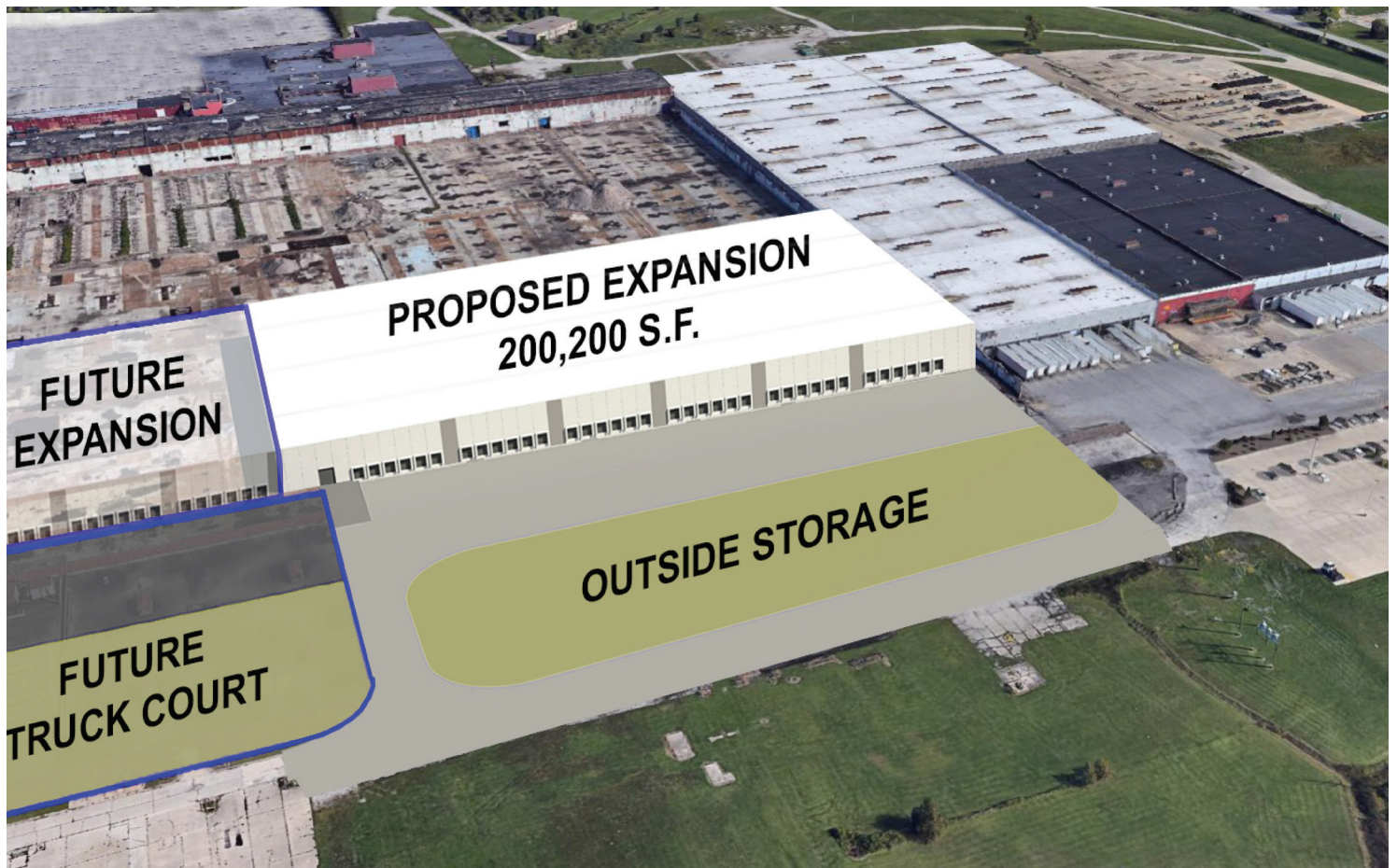
DECATUR COMMERCE PARK	
EXISTING BUILDINGS:	
BUILDING #2	161,000 S.F.
BUILDING #3	488,000 S.F.
UTILITIES:	WATER AND SEWER: CITY OF DECATUR
ZONING:	M-2 HEAVY INDUSTRIAL
ACREAGE:	±147 ACRES

BUILDING EXPANSION SPECIFICATIONS:	
•	200,200 S.F. (BUILDING EXPANSION)
•	36 DOCK DOORS (9'-10")
•	2 DRIVE-IN DOOR (12'X14')
•	36' CLEAR
•	ESFR SPRINKLER SYSTEM
•	20 YEAR ROOF
•	PRECAST PERIMETER WALLS
•	T5 LIGHTING WITH MOTION SENSORS

PRELIMINARY

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