



**Commercial Real Estate Services**

**For Lease - Warehouse Space**  
**1535, 1555 & 1601 West Jefferson**  
**Springfield, Illinois**

**LEASE PRICE \$3.50/SF (3N)**



## **Property Details**

- Total lease space available: Up to 27,500 SF
- Owner occupies a portion of the building
- Owner will consider leasing individual buildings providing leasability of remaining buildings is not negatively impacted
- Four (4) interconnected buildings (See attached site plan)
- Office area includes restrooms on both first and second floors
- Four (4) loading docks: 2-Trailer high and 2-Depressed
- Three (3) at grade overhead doors
- Formerly used as a pallet manufacturing plant
- Zoning: B-2 General Business Service District
- 2017 Real Estate Taxes: \$21,074.66

**For more information contact:**

**Sam Nichols**  
**Managing Broker**



**+1 217 494 0800 • [sam@truecres.com](mailto:sam@truecres.com)**

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN OR ANY TO BE IMPLIED.

4525 Wabash Ave., Suite B  
Springfield, Illinois 62711  
+1 217 787 2800 • [www.truecres.com](http://www.truecres.com)





1535, 1555 & 1601 W Jefferson  
Photos



Building "D" & Building "C" Loading Docks



Buildings "A", "B", "C" and "D"



Building "A" & "B"



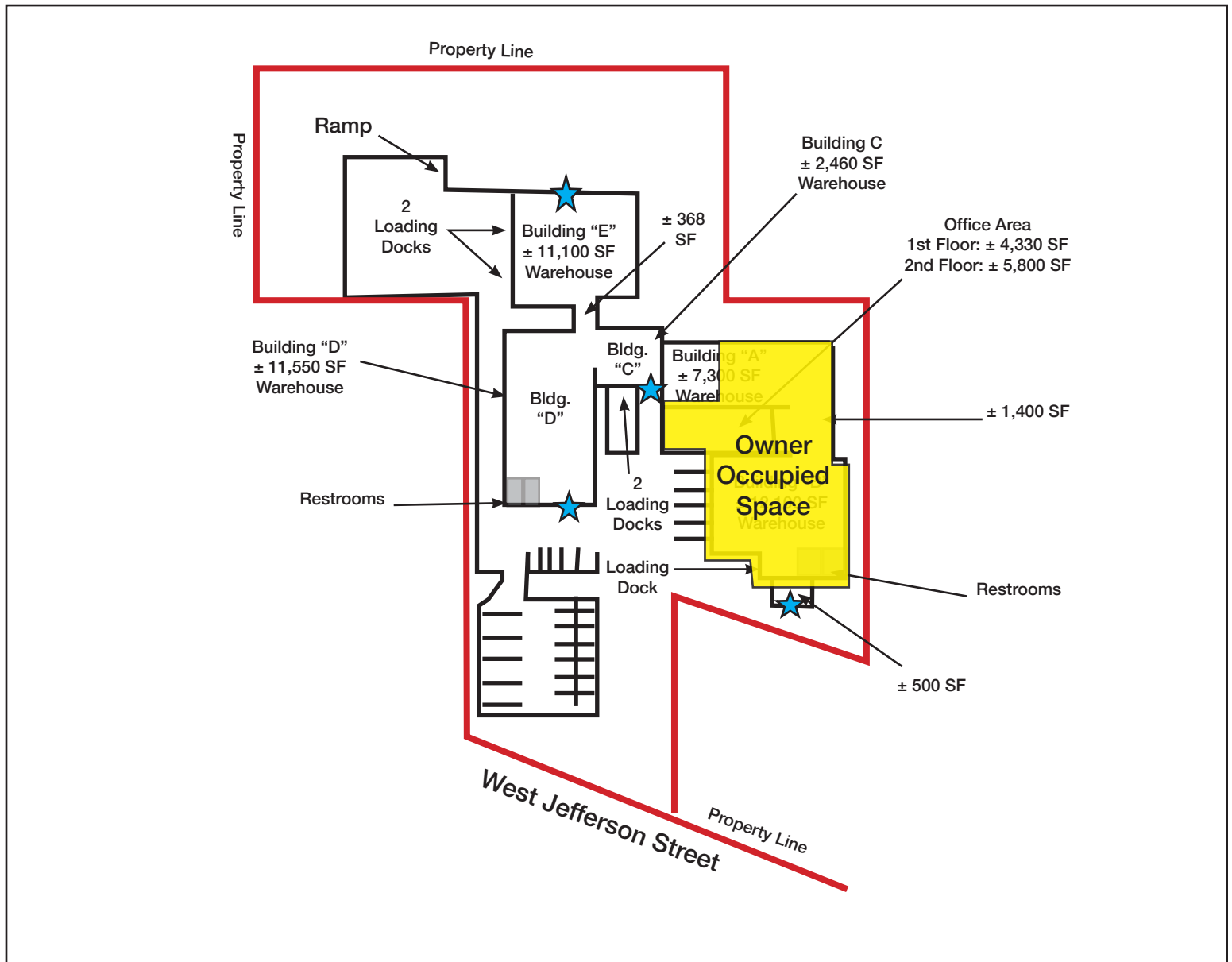
Building "D" Overhead Door



Building "E" Loading Ramp



Building "E" Loading Docks



### Building Square Footage

Building A: ± 2,000 SF Available

### **Building A: Remaining Space Owner Occupied**

Building B: Owner Occupied

Building C: ± 2,460 SF Available

Building D: ± 11,550 SF

Building E: ± 11,100 SF

### Warehouse Ceiling Heights

Building A: ± 20 Feet

Building B: ± 14 Feet

Building C: ± 19 Feet

Building D: ± 19 Feet

Building E: ± 21 Feet

\* ★ Blue stars indicate overhead doors

\*\* Floor plan is similar but not exact

# True

1535, 1555 & 1601 W Jefferson

Aerial



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN OR ANY TO BE IMPLIED.

4525 Wabash Ave., Suite B, Springfield, IL 62711  
+1 217 787 2800 ♦ [www.truecrecs.com](http://www.truecrecs.com)