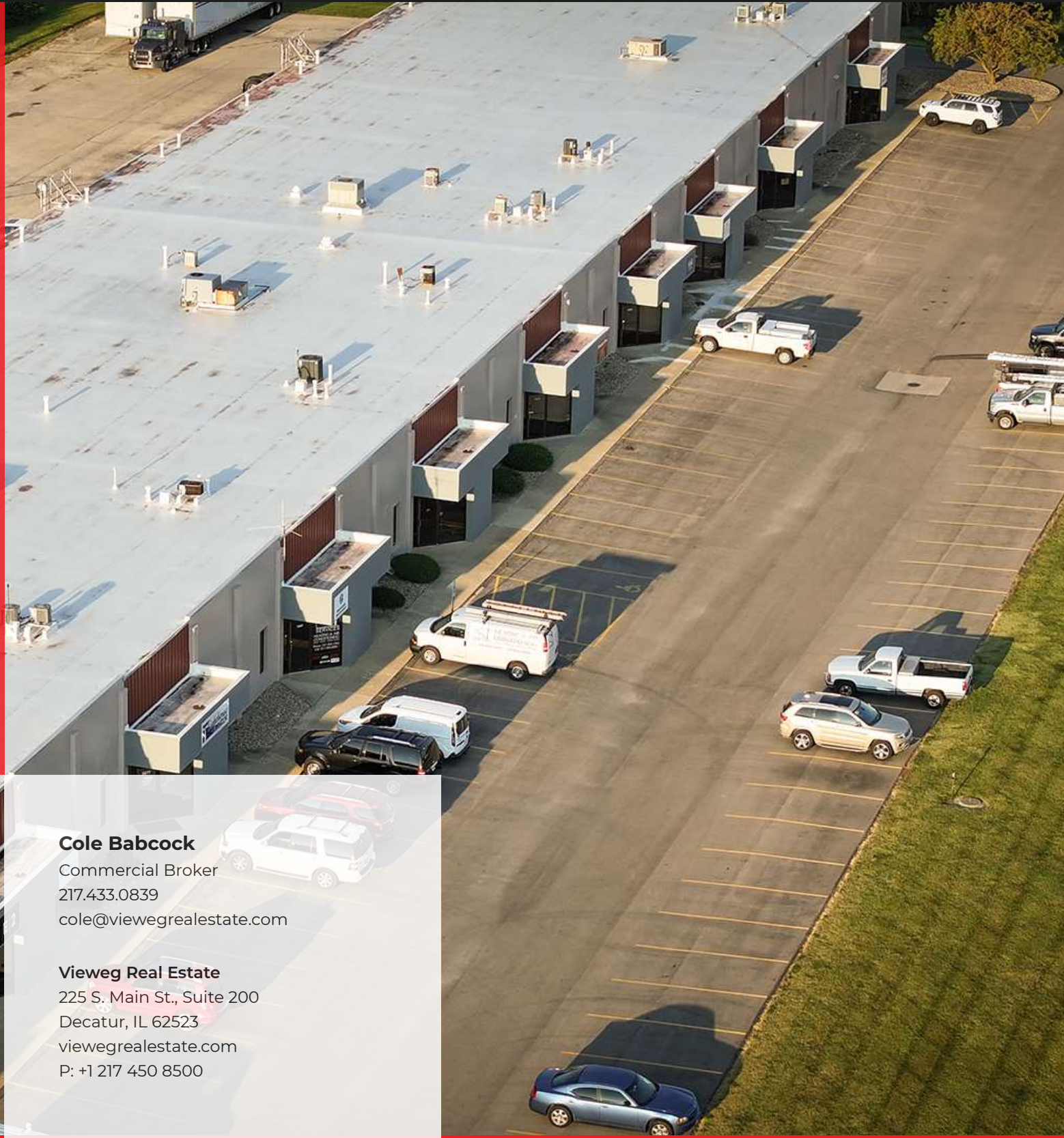


FOR LEASE

VIEWEG
REAL ESTATE

Park 101 Flex Units For Lease

2303 Hubbard Avenue, Decatur, IL 62526

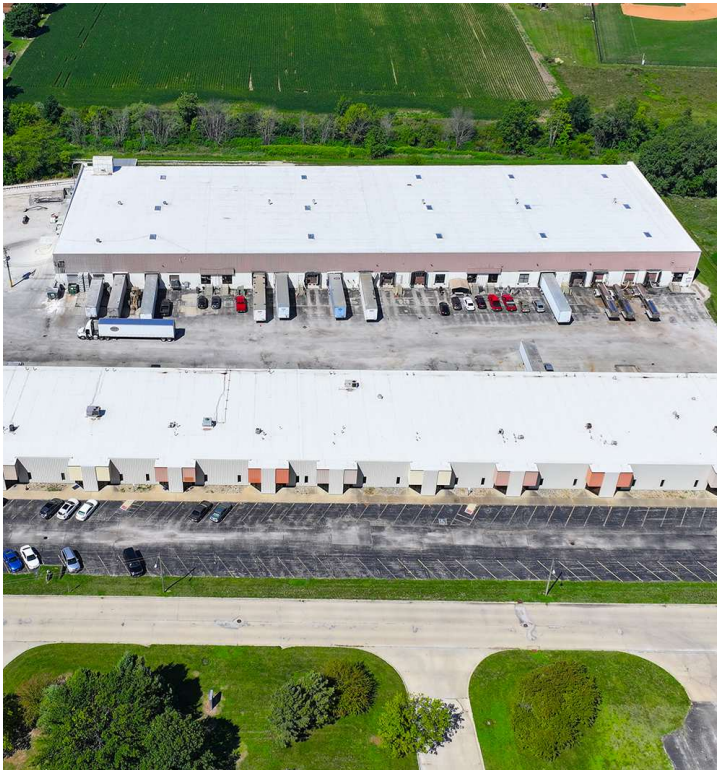


Cole Babcock

Commercial Broker
217.433.0839
cole@viewegrealestate.com

Vieweg Real Estate

225 S. Main St., Suite 200
Decatur, IL 62523
viewegrealestate.com
P: +1 217 450 8500



PROPERTY DESCRIPTION

FOR LEASE Multiple Units in Industrial Flex Buildings
Decatur, IL - 3463 Rupp Parkway & 2305 Hubbard Ave

Offering a total of 113,400 square feet of versatile facility space across two industrial flex buildings, these properties are situated on a combined 10-acre lot. Featuring 25 units, each unit is equipped with either a dock door, drive-in door, or both, providing flexible access for a variety of industrial or warehouse needs. With 15-foot ceiling heights and ample room for operations, these properties are ideal for businesses requiring a combination of office, production, and storage space. Conveniently located in Decatur's industrial corridor, this offering presents an excellent investment opportunity. This property is located just two miles from Interstate I-72/ US RT-51/ US RT 48/ US RT 36 access as well as being situated in a very dense industrial corridor. Contact us today to learn more about these well-equipped, flexible-use buildings!

Park 101 Industrial Park is a prominent industrial area located in Decatur, Illinois. It offers a strategic position near major transportation routes, including U.S. Route 36 and Interstate 72, providing excellent access for shipping and distribution. The park is known for its modern infrastructure, large industrial lots, and the flexibility to accommodate a wide range of manufacturing, warehousing, and distribution operations. Decatur's central location within Illinois also makes Park 101 a key hub for businesses looking to service both regional and national markets. The industrial park benefits from Decatur's strong industrial heritage, and its proximity to skilled labor and local suppliers further enhances its appeal. Companies based here can also benefit from the city's strong logistics, including access to rail and air transportation.

OFFERING SUMMARY

Lease Rate:	\$5.00 - 7.00 SF/yr (NNN)
Units Available:	6
Available SF:	1,800 - 5,385 SF
Lot Size:	10 Acres
Building Size:	113,400 SF

DEMOGRAPHICS	2.5 MILES	5 MILES	10 MILES
Total Households	9,196	29,732	40,765
Total Population	20,212	67,842	94,297
Average HH Income	\$58,649	\$67,865	\$76,436

Cole Babcock

Commercial Broker
217.433.0839
cole@viewegrealestate.com



3505-3507 RUPP PKWY- BUILD TO SUIT

THIS INDUSTRIAL FLEX UNIT OFFERS EXCEPTIONAL POTENTIAL FOR CUSTOMIZED BUILDOUTS, MAKING IT AN IDEAL SPACE FOR BUSINESSES WITH UNIQUE OPERATIONAL NEEDS. FEATURING TWO FULL-SIZE OVERHEAD DRIVE-IN DOORS, THE LAYOUT SUPPORTS EFFICIENT LOADING, UNLOADING, AND VEHICLE ACCESS. THE WIDE-OPEN INTERIOR AND HIGH CEILINGS PROVIDE A BLANK CANVAS FOR WAREHOUSING, MANUFACTURING, OR LOGISTICS OPERATIONS, WITH AMPLE VERTICAL SPACE FOR RACKING OR EQUIPMENT INSTALLATION. BRIGHT, CLEAN, AND READY FOR TRANSFORMATION, WE'RE COMMITTED TO WORKING WITH TENANTS TO BUILD OUT THE SPACE TO SUIT—ENSURING IT ALIGNS WITH YOUR WORKFLOW, INFRASTRUCTURE, AND LONG-TERM GROWTH.

- ✓ 5,380 SQFT
- ✓ 2 OVERHEAD DRIVE-IN BAY
- ✓ WIDE OPEN FLOORPLAN
- ✓ 15FT CLEARANCE
- ✓ LED LIGHTING
- ✓ PROFESSIONAL COMPLEX
- ✓ NEGOTIABLE LEASE TERM

CAM 217.737.8629

☎ COLE 217.433.0839

AJ 217.972.5877

✉ COMMERCIAL@VIEWEGREALESTATE.COM



3509 RUPP PKWY- BUILD TO SUIT

FEATURE HOUSE

THIS INDUSTRIAL FLEX UNIT IS A PRIME OPPORTUNITY FOR A TAILORED BUILDOUT, OFFERING A CLEAN, OPEN INTERIOR THAT CAN BE CONFIGURED TO MEET YOUR SPECIFIC OPERATIONAL NEEDS. WITH TWO FULL-SIZE OVERHEAD DRIVE-IN DOORS AND A DIRECT, NO-NONSENSE ENTRANCE, THE SPACE ALLOWS FOR EASY ACCESS AND STREAMLINED LOGISTICS. THE HIGH CEILINGS AND WIDE-OPEN LAYOUT PROVIDE MAXIMUM FLEXIBILITY FOR STORAGE, PRODUCTION, OR DISTRIBUTION SETUPS. WHETHER YOU'RE LOOKING TO ESTABLISH A NEW OPERATION OR EXPAND AN EXISTING ONE, WE'RE READY TO WORK WITH YOU TO CREATE A SPACE THAT FITS YOUR BUSINESS, EFFICIENTLY AND EFFECTIVELY.

- ✓ 3,585 SQFT
- ✓ 2 OVERHEAD DRIVE-IN BAY
- ✓ OPEN FLOORPLAN
- ✓ 15FT CLEARANCE
- ✓ LED LIGHTING
- ✓ PROFESSIONAL COMPLEX
- ✓ NEGOTIABLE LEASE TERM

CAM 217.737.8629

☎ COLE 217.433.0839

AJ 217.972.5877

✉ COMMERCIAL@VIEWEGREALESTATE.COM



3515 RUPP PKWY- BUILD TO SUIT

FEATURE HOUSE

THIS INDUSTRIAL FLEX UNIT OFFERS A CLEAN, OPEN LAYOUT WITH EXCELLENT POTENTIAL FOR A CUSTOMIZED BUILDOUT TAILORED TO YOUR BUSINESS NEEDS. FEATURING ONE FULL-SIZE OVERHEAD DRIVE-IN DOOR AND A STRAIGHTFORWARD, ACCESSIBLE ENTRANCE, THE SPACE IS DESIGNED FOR EFFICIENT LOADING, UNLOADING, AND DAY-TO-DAY OPERATIONS. HIGH CEILINGS AND AN UNOBSTRUCTED FLOORPLAN PROVIDE FLEXIBILITY FOR A VARIETY OF USES, FROM WAREHOUSING TO LIGHT MANUFACTURING. WHETHER YOU'RE STARTING FRESH OR EXPANDING YOUR FOOTPRINT, WE'RE READY TO WORK WITH YOU TO BUILD OUT A SPACE THAT SUPPORTS YOUR WORKFLOW AND GROWTH.

- ✓ 2,800 SQFT
- ✓ OVERHEAD DRIVE-IN BAY
- ✓ OPEN FLOORPLAN
- ✓ 15FT CLEARANCE
- ✓ LED LIGHTING
- ✓ PROFESSIONAL COMPLEX
- ✓ NEGOTIABLE LEASE TERM

CAM 217.737.8629

📞 COLE 217.433.0839

AJ 217.972.5877

✉️ COMMERCIAL@VIEWEGREALESTATE.COM



2227 HUBBARD AVE - MOVE IN READY

THIS INDUSTRIAL FLEX UNIT FEATURES ONE OVERSIZED OVERHEAD DRIVE-IN BAY, PROVIDING EASY ACCESS FOR DELIVERIES, SHIPPING, AND LOADING OPERATIONS. WITH A WIDE-OPEN LAYOUT IDEAL FOR WAREHOUSING, LIGHT INDUSTRIAL ACTIVITIES, OR CREATIVE CUSTOMIZATION, THE SPACE OFFERS HIGH CEILINGS FOR EXCELLENT VERTICAL STORAGE CAPABILITIES. THE INTERIOR IS CLEAN, WELL-MAINTAINED, AND READY FOR IMMEDIATE OCCUPANCY OR PERSONALIZED BUILD-OUT. SITUATED WITHIN A PROFESSIONALLY MANAGED INDUSTRIAL COMPLEX, THE UNIT OFFERS CONVENIENT ACCESS TO MAJOR HIGHWAYS AND TRANSPORTATION HUBS, MAKING IT PERFECT FOR BUSINESSES SEEKING EFFICIENT, FUNCTIONAL SPACE WITH OPTIMAL LOGISTICAL CONVENIENCE.

- ✓ 1800 SQFT
- ✓ OVERHEAD DRIVE-IN BAY
- ✓ 2 OFFICE + PRIVATE RESTROOM
- ✓ 15FT CLEARANCE
- ✓ AMPLE PARKING
- ✓ PROFESSIONAL COMPLEX
- ✓ NEGOTIABLE LEASE TERM

CAM 217.737.8629

☎ COLE 217.433.0839

AJ 217.972.5877

✉ COMMERCIAL@VIEWEGREALESTATE.COM



2237 HUBBARD AVE - MOVE IN READY

THIS INDUSTRIAL FLEX UNIT OFFERS A CLEAN, WELL-MAINTAINED SPACE FEATURING ONE OVERSIZED OVERHEAD DRIVE-IN BAY FOR SMOOTH DELIVERIES AND SHIPPING OPERATIONS. THE WIDE-OPEN LAYOUT IS IDEAL FOR WAREHOUSING, LIGHT INDUSTRIAL USE, OR CREATIVE BUILD-OUT, WITH HIGH CEILINGS PROVIDING EXCELLENT VERTICAL STORAGE POTENTIAL. INSIDE, THE UNIT INCLUDES TWO PRIVATE RESTROOMS AND A PARTIAL KITCHEN—OFFERING ADDED COMFORT AND CONVENIENCE FOR EMPLOYEES. LOCATED IN A PROFESSIONALLY MANAGED COMPLEX WITH DIRECT ACCESS TO MAJOR HIGHWAYS AND TRANSPORTATION ROUTES, THIS SPACE IS PERFECT FOR BUSINESSES SEEKING FUNCTIONALITY, ACCESSIBILITY, AND A SUPPORTIVE WORK ENVIRONMENT.

- ✓ 1800 SQFT
- ✓ OVERHEAD DRIVE-IN BAY
- ✓ 2 OFFICE + PRIVATE RESTROOMS
- ✓ 15FT CLEARANCE
- ✓ PARTIAL KITCHEN
- ✓ PROFESSIONAL COMPLEX
- ✓ NEGOTIABLE LEASE TERM

CAM 217.737.8629

☎ COLE 217.433.0839

AJ 217.972.5877

✉ COMMERCIAL@VIEWEGREALESTATE.COM



2251 HUBBARD AVE - MOVE IN READY

THIS INDUSTRIAL FLEX UNIT OFFERS A FUNCTIONAL LAYOUT WITH KEY INFRASTRUCTURE ALREADY IN PLACE, INCLUDING A CENTRALLY LOCATED RESTROOM AREA THAT DIVIDES THE SPACE FOR MULTIPLE USES. THE UNIT FEATURES ONE FULL-SIZE OVERHEAD DRIVE-IN DOOR AND AN ADDITIONAL DOCK ACCESS POINT, PROVIDING FLEXIBILITY FOR BOTH SMALL VEHICLE AND FREIGHT DELIVERIES. WHILE NOT FULLY OPEN-CONCEPT, THE FLOORPLAN OFFERS PRACTICAL SEPARATION FOR STORAGE, WORKSPACE, OR LIGHT PRODUCTION NEEDS. HIGH CEILINGS SUPPORT VERTICAL STORAGE, AND THE UNIT IS WELL-SUITED FOR A CUSTOMIZED BUILDOUT—WE'RE READY TO WORK WITH YOU TO CONFIGURE THE SPACE TO FIT YOUR OPERATIONAL GOALS.

- ✓ 2,800 SQFT
- ✓ DRIVE-IN BAY + DOCK DOOR
- ✓ 2 PRIVATE RESTROOMS
- ✓ 15FT CLEARANCE
- ✓ LED LIGHTING
- ✓ PROFESSIONAL COMPLEX
- ✓ NEGOTIABLE LEASE TERM

CAM 217.737.8629

☎ COLE 217.433.0839

AJ 217.972.5877

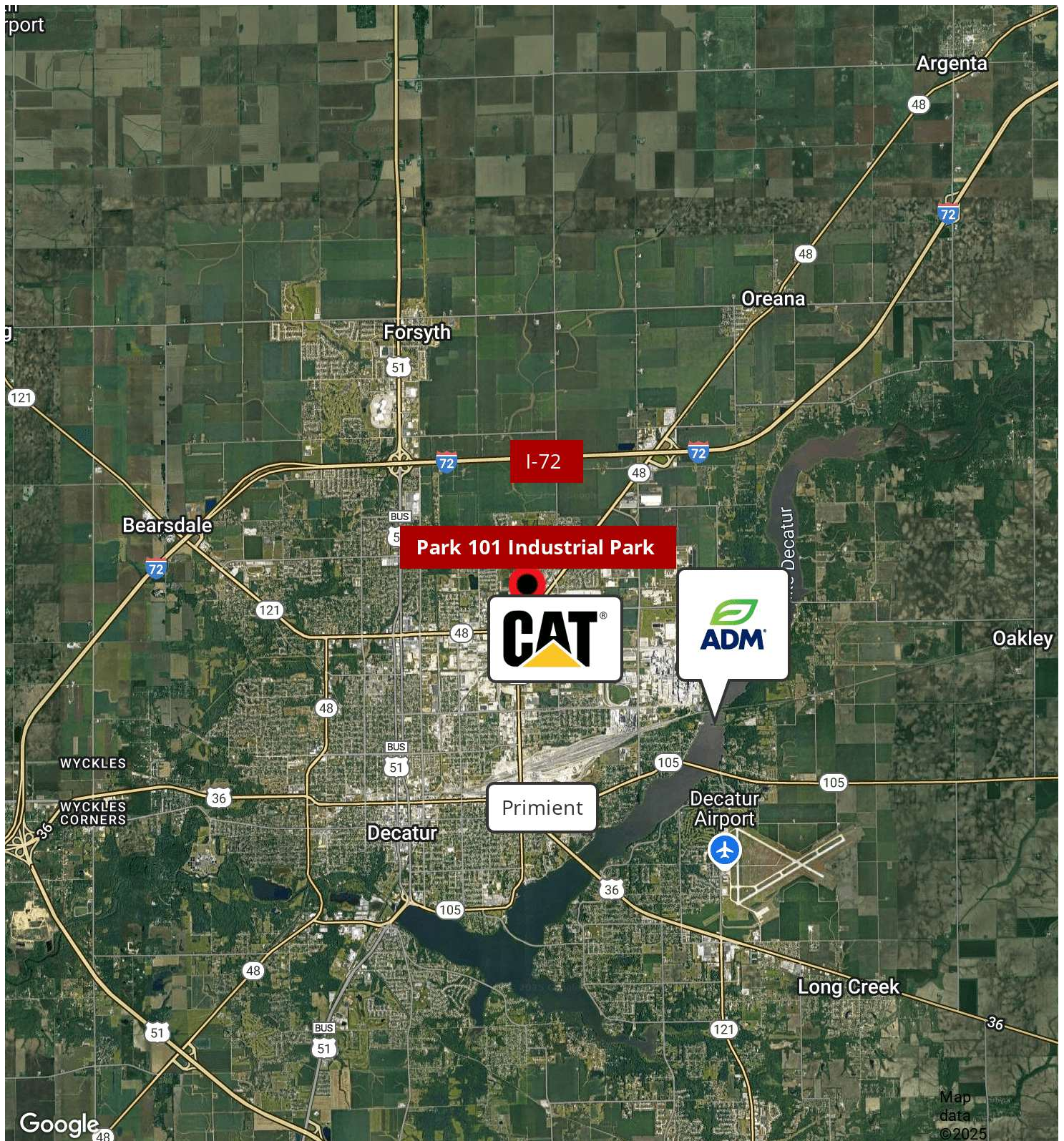
✉ COMMERCIAL@VIEWEGREALESTATE.COM

**Cole Babcock**

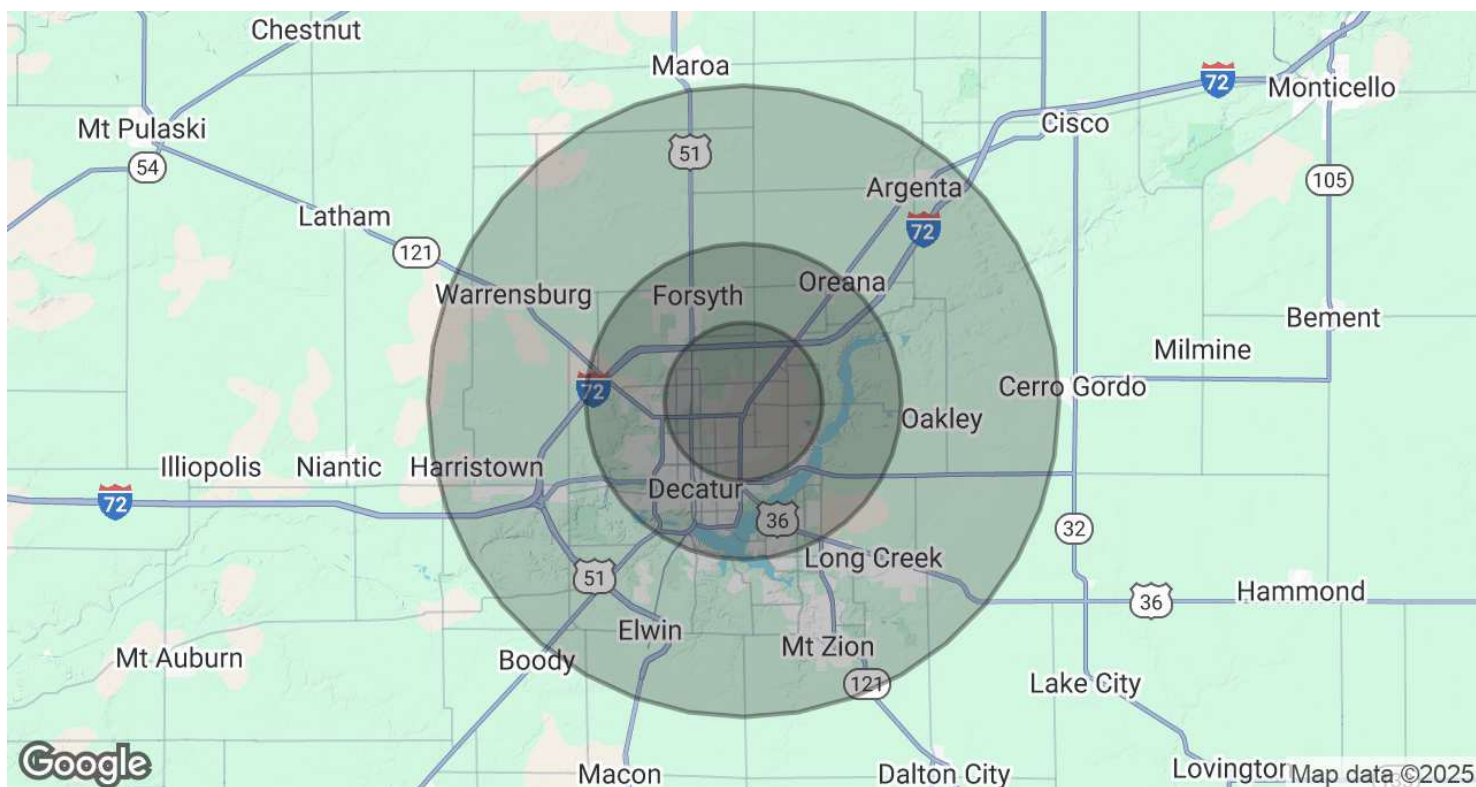
Commercial Broker

217.433.0839

cole@viewegrealestate.com



Cole Babcock
 Commercial Broker
 217.433.0839
cole@viewegrealestate.com



POPULATION	2.5 MILES	5 MILES	10 MILES
Total Population	20,212	67,842	94,297
Average Age	41	41	42
Average Age (Male)	39	40	40
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	2.5 MILES	5 MILES	10 MILES
Total Households	9,196	29,732	40,765
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$58,649	\$67,865	\$76,436
Average House Value	\$104,228	\$125,341	\$142,272

Demographics data derived from AlphaMap

Cole Babcock

Commercial Broker

217.433.0839

cole@viewegrealestate.com