

FOR SALE

COLT ROAD INDUSTRIAL
PARK

SPRINGFIELD, IL 62712

Lots starting at \$136,670

Marketed By:

Jim Kuhar

**Illinois Commercial Team
Coldwell Banker Commercial
Devonshire Realty
3201 Old Jacksonville Road
Springfield, IL 62711**

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DEVONSHIRE REALTY



TAX ID. #S : 15-17-101-003
 15-17-101-003
 TOWNSHIP : CLEAR LAKE

DATE	10/25/04	REVISIONS
BY	CHUM	REVISION
CHKD	CHUM	11/12/04
APPD	CHUM	05 AS PER S.D.R.P.C. REVIEW
DATE	11/12/04	DC
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GREENE & BRADROD, INC.
 CONSULTING ENGINEERS
 201 CONSTITUTION DRIVE
 SPRINGFIELD, ILLINOIS 62711
 (217) 244-8222 FAX
 (217) 244-8222 FAX

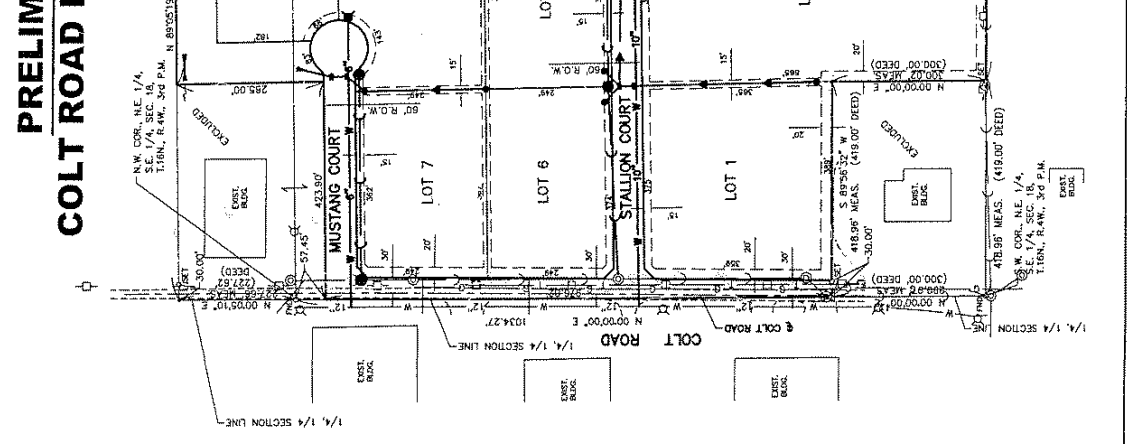
PROFESSIONAL DESIGN FIRM NO. 164-00173
 REGISTERED PROFESSIONAL ENGINEER
 JESSSEN

PRELIMINARY PLAN
 INDUSTRIAL PARK
 COLT ROAD
 SPRINGFIELD, ILLINOIS
 SANGAMON COUNTY

AREA = ±40,996 ACRES

ZONING - I-1
 UTILITIES - S.M.S.D.
 WATER SUPPLY - C.W.L.P.
 GAS SUPPLY - AMEREN OILCO
 TELEPHONE SERVICE - SBC
 CATV - INSIGHT
 PROPOSED FIRE HYDRANT INLETS
 SCHOOL DISTRICT - DISTRICT NO. 14 (ROBERTSON)

LEGEND
 WEST LINE OF RISSDALE SUBDIVISION
 BASIL DRIVE
 MARIE DRIVE
 IRON PIPE
 SAN MANHOLE
 GAS LINE
 WATER LINE
 EXISTING SANITARY SEWER
 PROPOSED SANITARY SEWER
 PROPOSED STORM SEWER
 CENTERLINE OF ROAD SYMBOL
 EASTMENT LINE COLT ROAD
 PROPOSED FIRE HYDRANT INLETS
 PROPOSED SANITARY SEWER MANHOLE



LEGAL DESCRIPTION
 PT. NE. 1/4 OF THE SEC. 18, AND PT. SE. 1/4 OF THE NE. 1/4 OF SEC. 18, AND PT. SW. 1/4 OF THE N.W. 1/4 OF SEC. 17, ALL IN T.18N., R.4W., 3rd P.M.

NOTES
 ALL OF LOT 1000 SHALL BE A UTILITY/DRAINAGE CATV EASEMENT.
 ALL EASEMENTS SHOWN ALONG LOT LINES SHALL BE CENTERED UNLESS SPECIFICALLY SHOWN OTHERWISE.

ENGINEER, LAND SURVEYOR
 DANIEL L. SUBERANER
 3501 CONSTITUTION DRIVE, S.C.
 SPRINGFIELD, ILLINOIS 62711
 PHONE (217) 793-6844

OWNER, SUBDIVIDER
 DANIEL L. SUBERANER
 201 MCCASLAND AVENUE
 P.O. BOX 348
 SPRINGFIELD, ILLINOIS 62711
 PHONE (217) 793-6844

CONTACT PERSON
 DANIEL L. SUBERANER
 (217) 854-3133

PRELIMINARY PLAN -- NOT TO BE RECORDED BY RECORDER OF DEEDS

LOT DETAILS

This is an Enterprise Zone Development that is a 40 acre building/industrial complex. Located at the intersection of I-55, I-72 and Illinois Route 54, the building sites are ideal for manufacturing, distribution and/or warehouse.

Lot 1 – Approximately 3.21 Acres	\$384,290
Lot 2 – Approximately 5.47 Acres	\$476,880
Lot 3 – Approximately 5.44 Acres	\$414,870
Lot 4 – Approximately 2.09 Acres	\$136,670
Lot 5 – Approximately 1.96 Acres	\$213,760
Lot 6 – Approximately 2.17 Acres	\$260,210
Lot 7 – Approximately 2.07 Acres	\$247,800
Lot 8 – Approximately 4.69 Acres	\$408,460
Lot 9 – Approximately 3.51 Acres	\$190,950