

Abraham Lincoln Capital Airport Springfield, Illinois

Airport

COMMERCE PARK

Abraham Lincoln Capital Airport in Springfield, Illinois, is home to the Airport Commerce Park. Owned and operated by the Springfield Airport Authority, the park is conveniently located in central Illinois and served by two interstates (I-55 and I-72). In addition to being adjacent to the regional airport, it is close to the region's major hospitals, downtown Springfield and the state capitol complex.

The approximately 150-acre site provides wooded lots on rolling terrain suitable for office buildings in a park-like setting, as well as flat lots suitable for warehousing, distribution or light industrial uses. With more than 4,000 feet of frontage on Illinois Route 4, a major divided highway, commercial opportunities exist in the park as well. Lots allow for variable dimensioning. The minimum lot size is three acres, but sizes up to 25-plus are available. The Springfield Airport Authority will work with prospective tenants to determine the lot size and dimensions that will best suit the user's needs while maintaining the unique park characteristics.



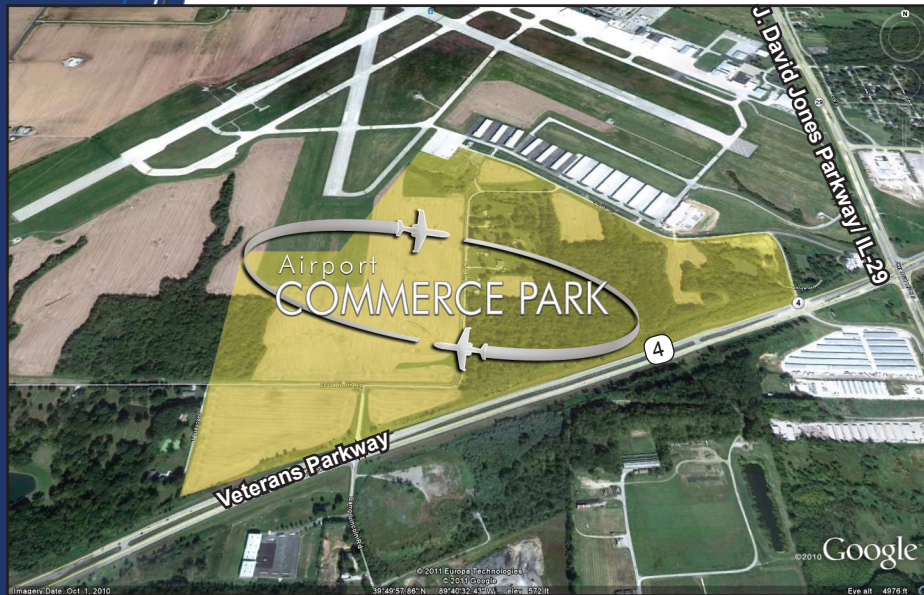
Key Features

- 150 acres multi-use park divided between rolling wooded lots and flat ground
- Owned and leased by the Springfield Airport Authority
- On-site hangar options
- Direct access to the runway and airport hangars
- Office, distribution, warehouse and light industrial uses possible
- Commercial (hotel, restaurant, boutique strip center) along Illinois Route 4
- Sustainable designs supported
- Illinois Route 4 carries more than 17,000 vehicles per day adjacent to the park

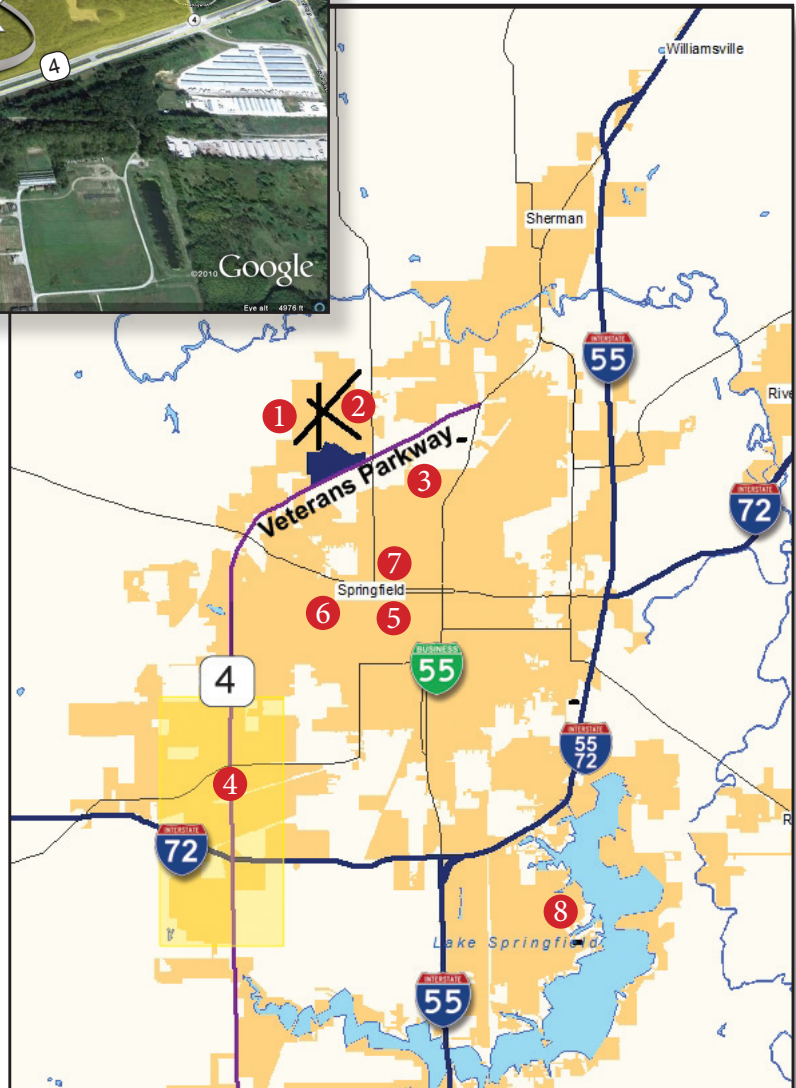


Financing Options Available

Where We Are



- Located on Illinois Route 4, a major expressway
- Easy access to Interstates 55 and 72
- Direct interstate connection between Chicago and St. Louis
- Close to Mid-Illinois Medical District
- Close to Camp Lincoln National Guard base
- Daily commercial air service to Chicago and Dallas
- Amtrak service to St. Louis and Chicago

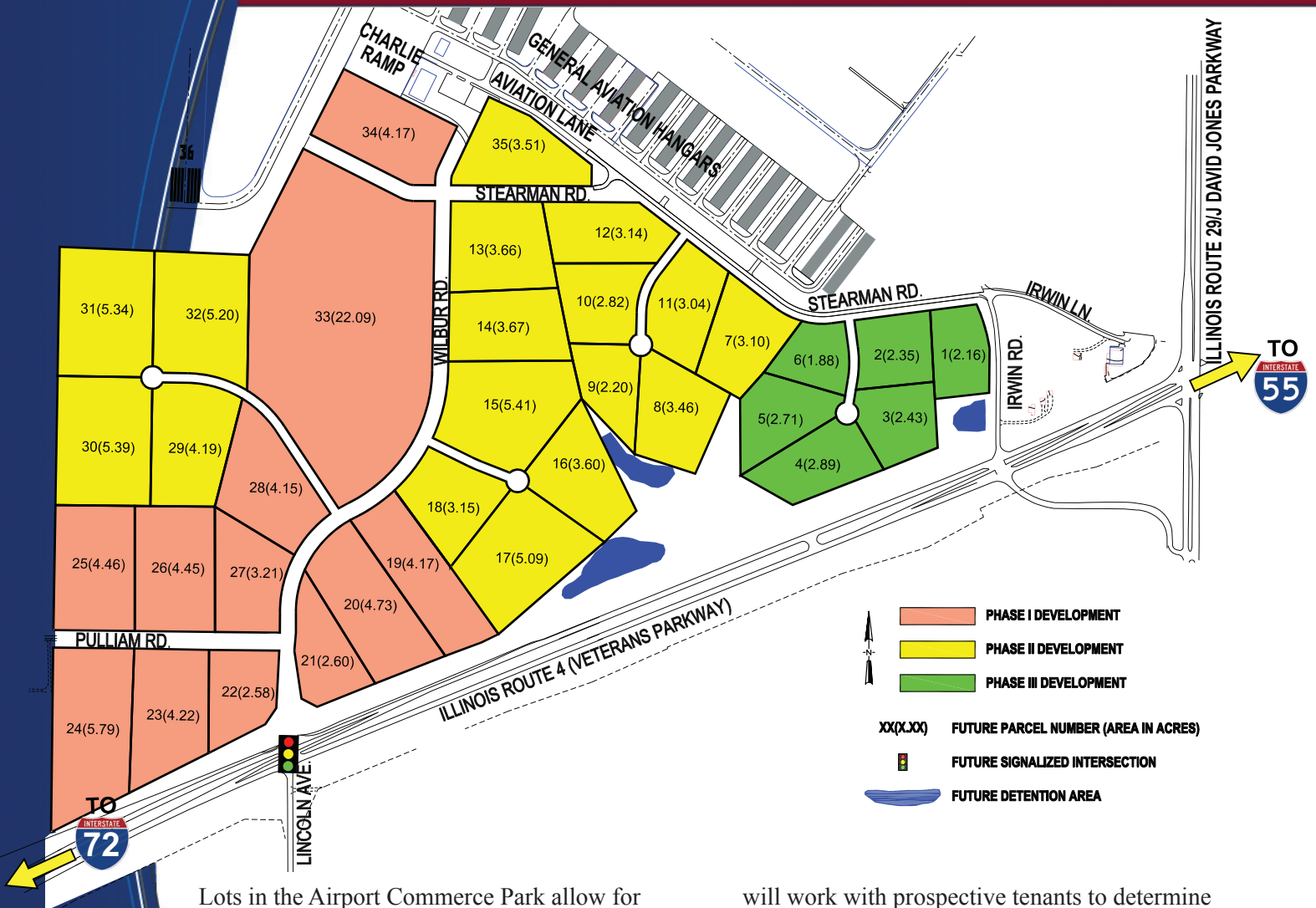


Other Nearby Locations

- | | |
|---|--|
| 1. Abraham Lincoln Capital Airport | 5. Downtown Springfield |
| 2. 183rd Air National Guard Fighter Wing north of main air passenger terminal complex | 6. State Capitol building |
| 3. Illinois State Fairgrounds | 7. Abraham Lincoln Presidential Library and Museum |
| 4. Veterans Parkway Commercial Corridor including White Oaks Mall | 8. U of I and LLCC college campuses |



Park Plan



Lots in the Airport Commerce Park allow for variable dimensioning. The minimum lot size is three acres but sizes up to 25-plus acres are available. The Springfield Airport Authority

Lots

- Negotiable long-term lease options available – 20-year minimum term
- Negotiable lot sizes
- No set layout plan (flexible)
- Accessible utilities

Sustainability

- Land parcels offer heavily wooded lots
- Mixed-use development
- Natural drainage patterns

will work with prospective tenants to determine the lot size and dimensions that will best suit the user's needs while maintaining the park's unique characteristics.

Hangar Access Options

- Certain lots have direct airport access
- Hangars can be built on specified sites
- Airport hangar leasing options available
- Newly constructed hangar space available

Zoning and Development

- Currently zoned agriculture, residential and light industrial
- Will facilitate necessary zoning adjustments with governing authorities to help satisfy prospective tenant's zoning needs

Utilities

Sewer

- Connection to an existing Springfield Metro Sanitary District 12-inch sewer line location along Lincoln Avenue
- Capacity is in excess of 1 million gallons a day
- Only three other users (two residential and one recreational) currently utilize the line
- Phase I and Phase II served by gravity system

Streets

- Planned signaled intersection at Illinois Route 4 and Lincoln Avenue
- Lots to be served by asphalt road with concrete curb and gutter
- Roads are flexible depending on lot layouts

Telecommunications

- Comcast broadband cable along Illinois Route 29 east of airport
- AT&T telephone lines are provided underground along Pulliam Road and overhead on Wilbur Road.



Water

- Water is provided by City Water, Light and Power (CWLP). Currently available in the area via a 12-inch line that runs through most of the site
- Enough capacity to meet fire suppression regulations

Gas

- Available from Ameren Illinois
- Six-inch line to park

Electric

- Power to the site is provided by both Ameren Illinois and CWLP
- Ameren Illinois provides electrical service along the existing Wilbur Road
- CWLP provides electrical service along Illinois Route 29 and to the east side of Aviation Lane



Amenities



Fire and Police

- Area is served by the Springfield Police Department and the Springfield Fire Department
- On-site Aircraft Rescue, Fire Fighting (ARFF) and Airport Police

Medical District

- Located within 3 miles of Springfield's two regional hospitals, the Mid-Illinois Medical District and Southern Illinois University School of Medicine



Cultural

- Capitol Complex
- University of Illinois Springfield
- Union Station
- Abraham Lincoln Presidential Library and Museum
- Sangamon Auditorium
- Hoogland Center for the Arts
- Lincoln Home National Historic Site
- Lake Springfield
- Camp Butler National Cemetery
- Lincoln's Tomb
- Frank Lloyd Wright's Dana-Thomas House



SPI Airport Information

About the Airport - 39°50'39" N 89°40'41" W

- Joint civil-military public airport
- Multi destinations and carriers
- Three runways – 8,000, 7,400 and 5,300 feet
- 100 LL and Jet A fuel available
- Fire protection – FAA ARFF Index B
- On-site law enforcement
- T-hangars available
- Airframe and power plant repair services
- Lincoln Land Community College aviation maintenance program
- Flight training
- Fixed Based Operator (FBO) facilities
- FAA-operated air traffic control tower
- FAA – Flight Standards District Office on-site
- No general aviation landing fees



Contact Nancy Hermes
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Airport information www.flyspi.com