



**BUILD YOUR LEGACY**

---

## **AIRPORT COMMERCE PARK**

**ABRAHAM LINCOLN CAPITAL AIRPORT**

**SPRINGFIELD, IL**





# CLAIM YOUR SPOT



Lots in the Airport Commerce Park allow for variable dimensioning and subdividing. The minimum lot size is three acres but sizes up to 25-plus acres 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 park's unique characteristics.

## Lots

- Negotiable long-term lease options
- Negotiable lot sizes
- Flexible layout plan
- Accessible utilities

## Sustainability

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

## Hangar Access Options

- Certain lots have direct airfield access
- Hangars can be built on specified sites
- Leasing and financing options available

## Zoning & Development

- Currently Industrial II
- Will facilitate zoning adjustments with governing authorities to satisfy prospective tenant's zoning needs



# ENJOY TURN-KEY UTILITY ACCESS



## Sewer

- Connection to an existing Springfield Metro Sanitary District 12-inch sewer line location along Camp Lincoln Road
- Capacity is in excess of 1 million gallons a day

## Streets

- Planned signaled intersection at Illinois Route 4 and Camp Lincoln Road
- Lots to be served by paved road with concrete curb and gutter
- Road design is 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
- Capacity meets 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
- Solar and microgrid power options currently being studied







## OUR LOCATION



### Abraham Lincoln Capital Airport (SPI)

SPI is home to the Airport Commerce Park, located in historic Springfield, Illinois. 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 180-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 suggested minimum lot size is three acres, but sizes up to and over 25 acres 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

- 180 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 and encouraged
- Illinois Route 4 carries more than 17,000 vehicles per day adjacent to the park
- On-site FAA-certified Airframe and Powerplant tech school
- Modern Fixed Base Operator Facilities (FBO)
- Modern Passenger Terminal
- Aircraft Maintenance, Repair, and Overhaul (MRO) station
- Airport facilities provide over \$370.8 million in economic impact for the region



# YOUR CONVENIENCE

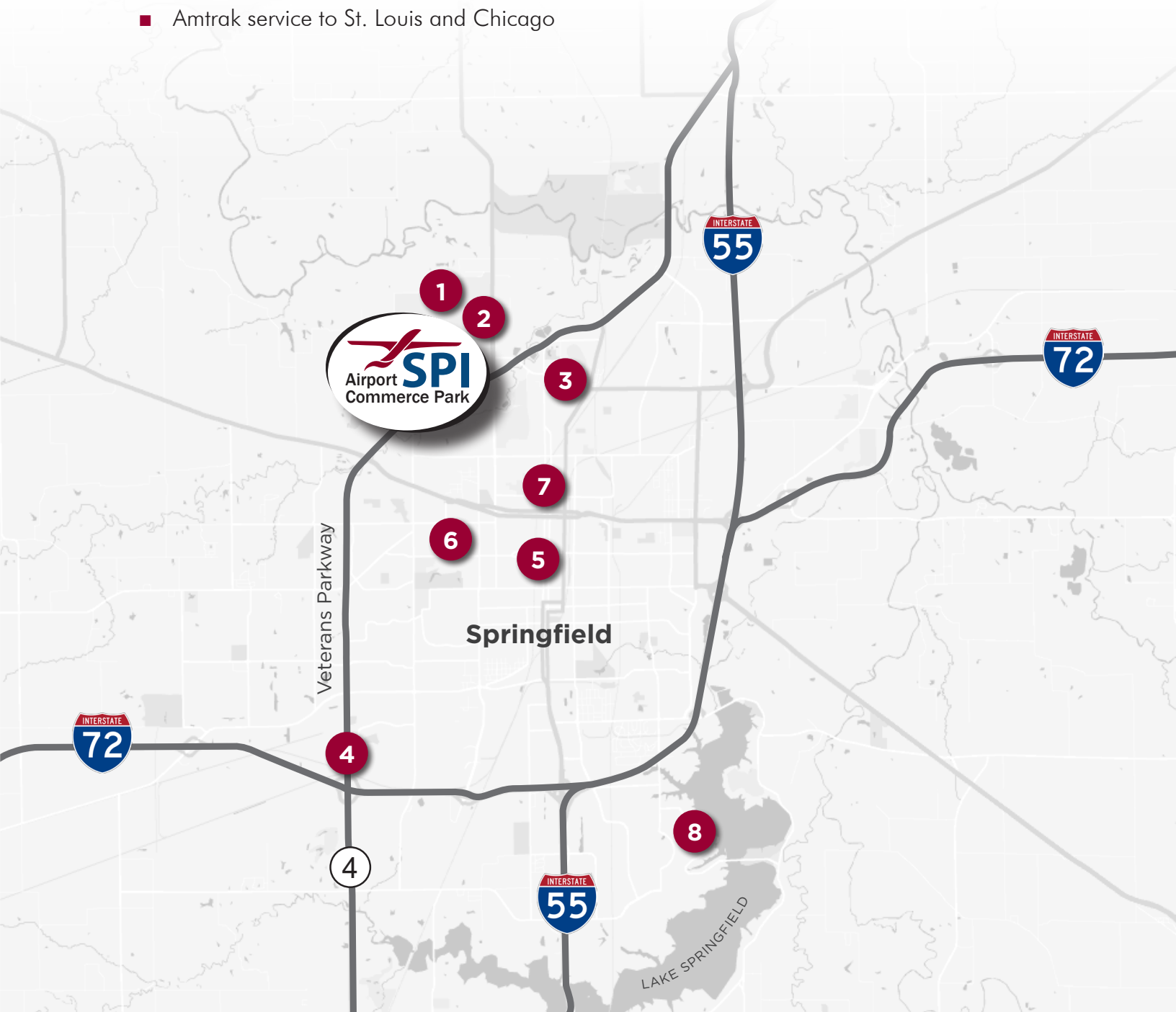
EASY

## Location Features

- 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
- Commercial air service to Chicago, Fort Meyers/Punta Gorda, Orlando, and Tampa, Florida
- Amtrak service to St. Louis and Chicago

## Additional Nearby Locations

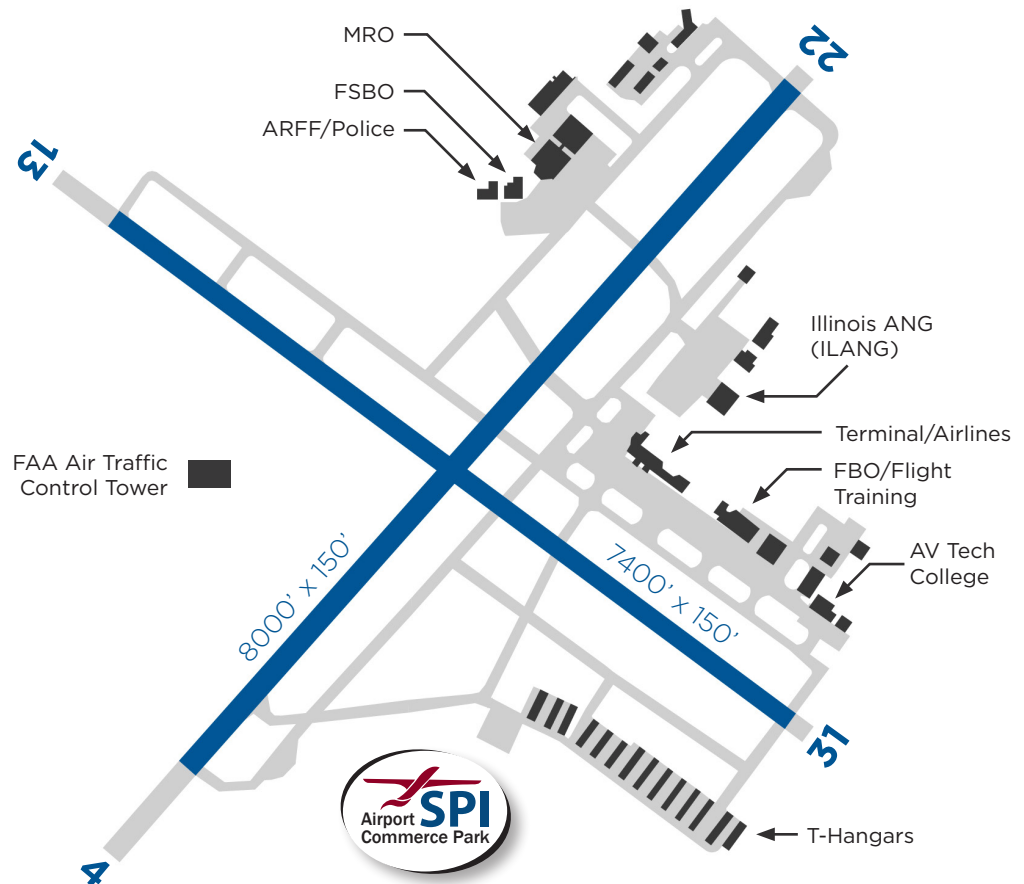
1. Abraham Lincoln Capital Airport
2. 183rd Air National Guard Wing
3. Illinois State Fairgrounds
4. Veterans Parkway Commercial Corridor
5. Downtown Springfield
6. State Capitol Complex
7. Abraham Lincoln Presidential Library and Museum
8. University of Illinois Springfield and Lincoln Land Community College campuses







## AIRPORT AMENITIES



- Airline Service – Multi destinations and carriers
- Rental cars – Multiple options
- Two runways – 8,000 and 7,400 feet
- 100 LL and Jet A fuel available
- Fire protection – FAA approved ARFF capabilities
- On-site law enforcement
- T-hangars available
- Lincoln Land Community College (LLCC) Aviation Maintenance Program
- Flight training
- Fixed Based Operator (FBO) facilities
- Airframe and Powerplant repair services (MRO)
- FAA-operated Air Traffic Control Tower (ATCT)
- FAA – Flight Standards District Office (FSDO)
- No general aviation landing fees



# LOCAL AMENITIES



## Fire & Police

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

## Medical District

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

## Cultural

- State Capitol Complex
- University of Illinois Springfield
- Lincoln Land Community College
- 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 – Oak Ridge Cemetery
- Frank Lloyd Wright's Dana-Thomas House
- Historic New Salem
- Illinois State Fairgrounds
- U.S. Route 66







☎ 217.788.1060

✉ [iflySPI@flyspi.com](mailto:iflySPI@flyspi.com)