

OFFERING MEMORANDUM



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY

CLASS-A OFFICE BUILDING FOR SALE

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CLASS A OFFICE OFFERING

PROPERTY OVERVIEW

This Class A office building was constructed in 1982 and renovated/retrofitted between 2002 - 2008. The building features masonry construction with brick veneer, Pella windows with interior louvered shades, oak trim, and some exposed brick. This bi-level building features 14,400 SF on each floor. The first floor consists of 20 large private offices on the perimeter, large reception area, large conference room, 2 restroom banks, library, and several cubicle areas. The lower level features 14 offices around the perimeter, Large full kitchen with attached conference/ breakroom, smaller conference room, restroom bank, separate shower, server room, Mechanical room, and 3,600 sf of unfinished heated storage space that the tenant currently uses as shipping/warehouse. The building has been ADA retrofitted for accessibility on both levels. The building features 800 AMP- 208 Volt 3-Phase power, 225 AMP – 208 Volt 3-Phase Generator, Boiler Heat, higher end finishes, and is in good condition.

Full floor plans available upon request.

OVERVIEW

Asking Price	\$2,880,000 → \$2,000,000
Building Size	28,800 SF
Lot Size	+/-2.296 Acres
Year Built	1982
Year(s) Renovated	2002 - 2008
PIN	41-20-10-402-001
RE Tax (2017 pay 2018)	\$76,681.36
Zoning	CG-Commercial General



CLASS A OFFICE OFFERING

BUILDING SPECIFICS



Former Tenant	ISA
Building Size	28,800 SF
Office Space	25,200 SF
Unfinished Heated Storage	3,600 SF
Internet	Fiber
Roof	Asphalt Shingles (2002 2014)
Sprinkled	No
Power	800 AMP 208V 3-Phase
Heating (Weil-McLain)	Boiler (2002)
Cooling (York)	Chiller System (2014)
Security System	Yes-Video & Sensor
Secure Access (Rosslare 425IP)	Fob System
Parking	68 Spaces
Back-up Generator (Winco)	225 AMP 208V 3-Phase
Elevator	No
ADA Accessibility	Retrofitted
Restrooms	First Floor- 2 Banks Lower Level- 1 Bank & Shower

CLASS A OFFICE OFFERING

PROPERTY HIGHLIGHTS

- Class-A Facility
- Great Interstate Access
- Well Maintained Building
- Prominent Signage
- 68 Parking Spaces
- Former Corporate HQ
- Boiler Heating

DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2010 Population (Census)	19,354	89,760	161,620
2017 Population	21,189	95,948	171,695
2022 Population (Projected)	22,407	100,390	179,128
HOUSHOLDS	3-MILES	5-MILES	10-MILES
2010 Households (Census)	8,208	36,482	65,282
2017 Households	8,936	39,138	69,566
2022 Households (Projected)	9,437	41,087	72,808
INCOME	3-MILES	5-MILES	10-MILES
2017 Median HH Income	\$41,294	\$38,510	\$44,528
2017 Avg. HH Income	\$55,488	\$60,971	\$68,557
2017 Per Capita Income	\$23,923	\$26,129	\$29,069

AREA OVERVIEW

Subject property is located on the corner of I-72/University Ave. (East bound) & Country Fair Dr. The business park has I-72 visibility and area tenants include USDA Rural Development office, Birkey's, Premier Cooperative, Incobrassa Illinois, EP Purification and the Natural Resources Conservation.

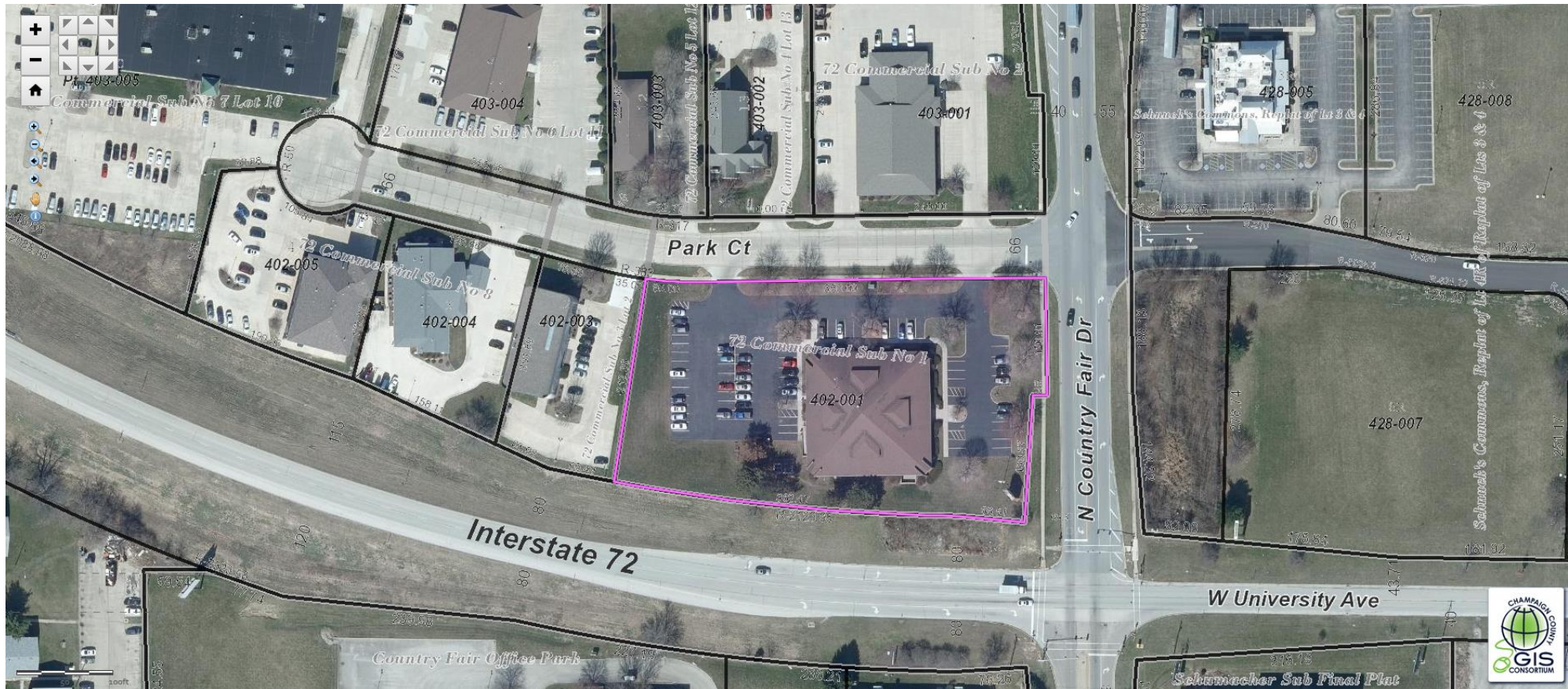
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AERIAL MAP



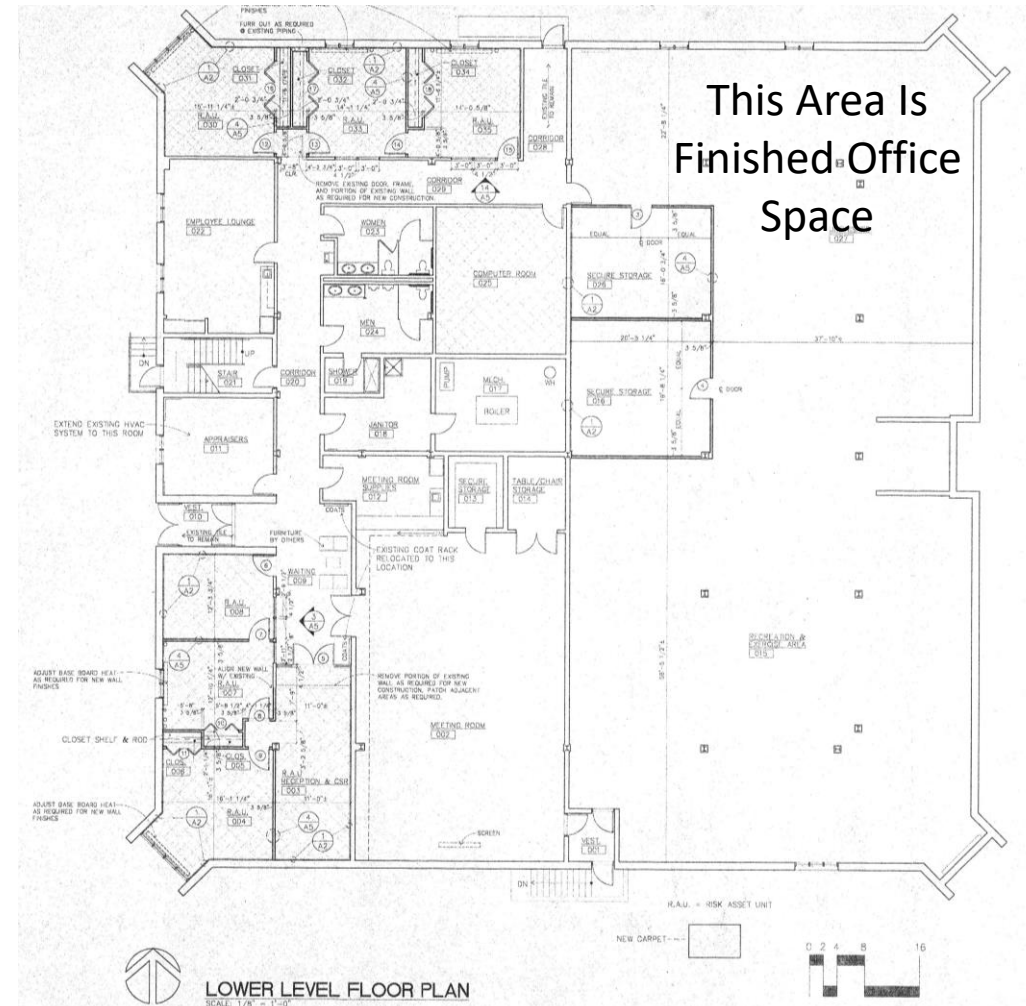
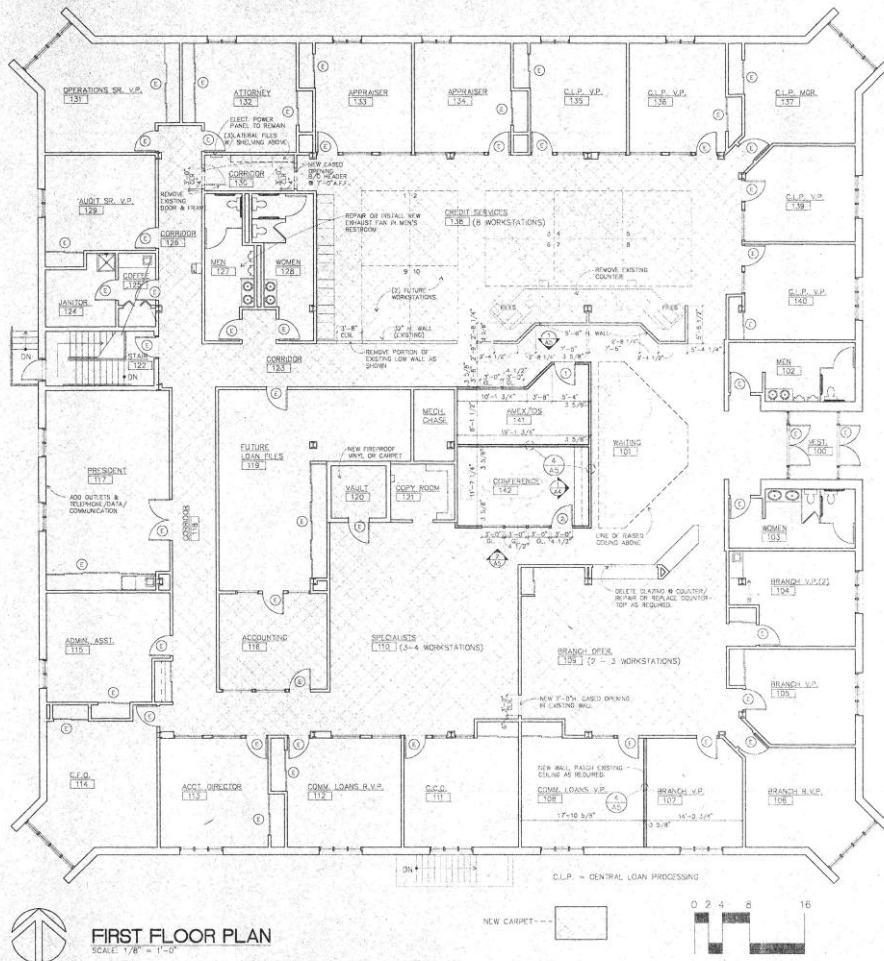
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PLAT MAP



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FLOOR PLANS



This Area Is
Finished Office
Space

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AERIAL PHOTOS



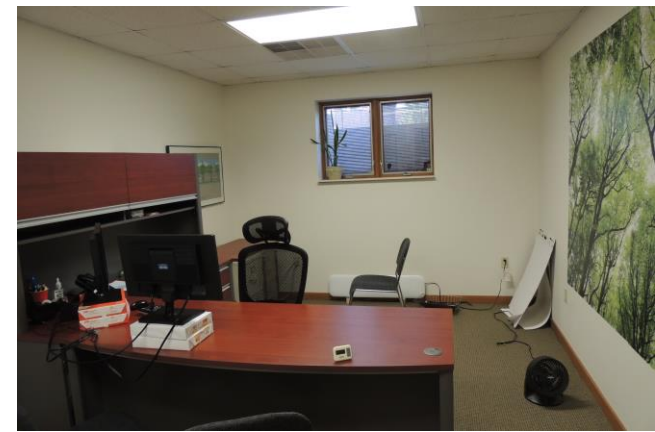
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1st FLOOR PHOTOS



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LOWER LEVEL PHOTOS



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CONTACT INFORMATION



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