

OFFERING MEMORANDUM



INDUSTRIAL BUILDING FOR SALE OR LEASE

1100 W. Bloomington Rd.
CHAMPAIGN, IL 61821

AJ THOMA III, CCIM, SIOR
217.403.3425
ajt@cbcdr.com



1100 W. BLOOMINGTON RD.



DEVONSHIRE REALTY

PROPERTY OVERVIEW

Subject property was originally built in 1954 as a pharmaceutical warehouse for Kiefer-Stewart Co. The original building consisted of office, showroom, and warehouse space totaling 22,615 SF. The main building is currently demised into three tenant spaces. The main tenant leases the majority of the building and has roughly 4,760 SF of Office/Showroom space and 14,055 SF of warehouse space. The warehouse space has 9'7" clear heights, 3 overhead drive in doors, and a shop restroom. The balance of the original building is demised into two suites featuring 800 SF and 3,000 SF. The back suites can easily be converted back to warehouse space. These suites are also available for lease but are currently built out as office space. In 2001 there was an addition of 2,251 SF that is currently used and built out as a bakery. Currently the entire building is available for sale or lease with flexibility in the current leases for an owner occupant. The building features 600 AMP 208V 3-Phase power, wet sprinkler system, CI-Commercial Industrial Zoning, and newish rubber membrane roof.

The property is located along the Bloomington Rd. (frontage road for I-74) just west of the Prospect Rd., & I-74 Interchange and has good interstate visibility. Bloomington Rd. (US Route 150) consist of a mix of retail, industrial, and residential users.

OVERVIEW

Sale Price		\$800,000.00
Lease Price		Negotiable
Available Space		22,615 SF
Building Size		24,866 SF
Lot Size		2.00 Ac
Tax Pins		41-20-02-252-003
Zoning		CI, Commercial Industrial
Year Built		1955 with addition in 2001
RE Tax		\$29,491.98



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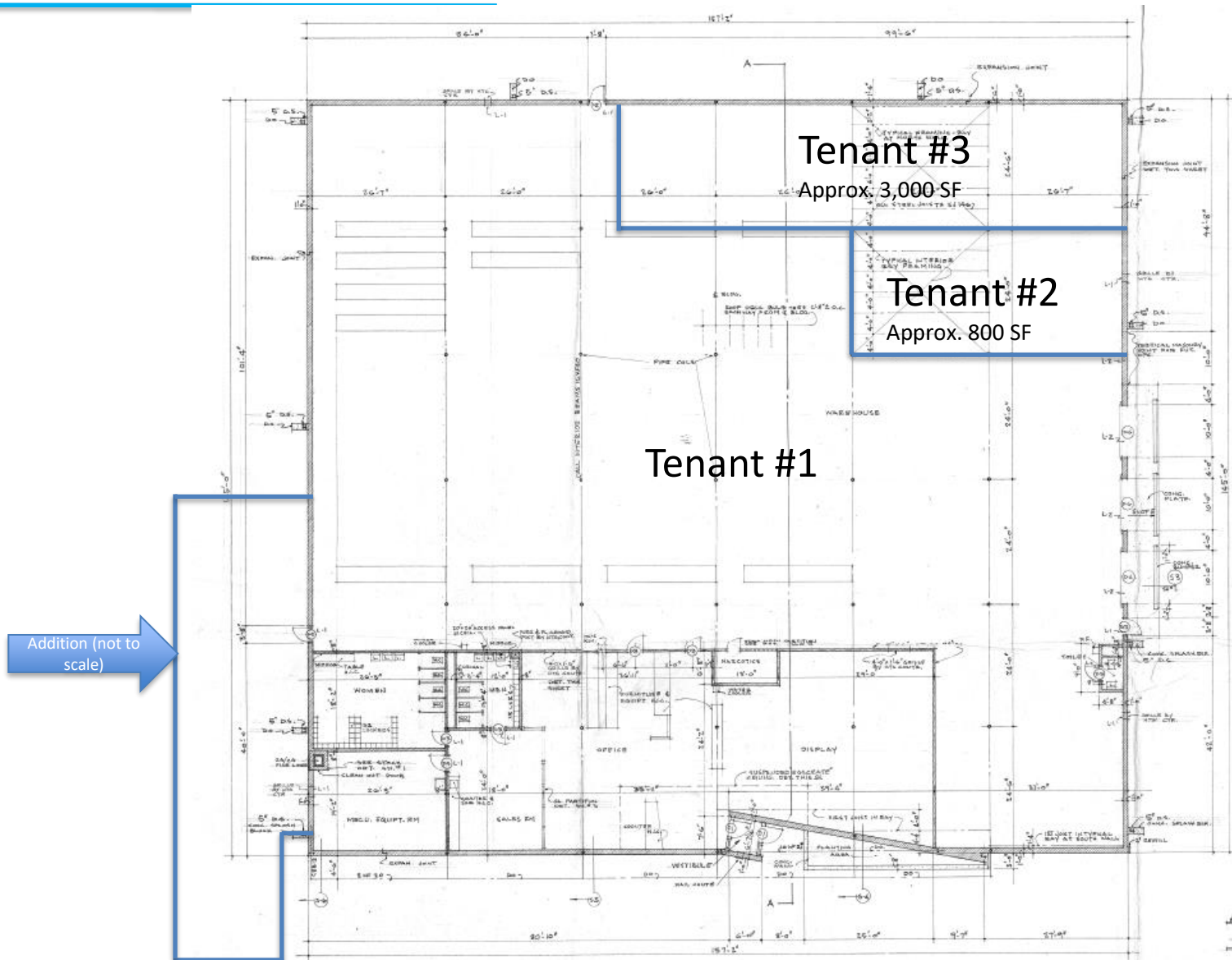


BUILDING SPECIFICS

Building Size	24,866 SF
Available for Lease	Up to 22,615 SF 90 Day notice Required
Showroom/Office Space	Approx. 4,760 SF
Back Office Space	3,800 SF Could be separate Suite or converted back to Warehouse
Warehouse Space	14,055 SF
Drive-in-Doors	3
Dock High Doors	None
Clear Ceiling Height	9'7
Column Spacing	24' x 26'
Floor Thickness	6"
HVAC	Full in Office
Sprinkled	Wet System
Power	600 AMP 208 V 3-Phase
Heating	Gas Fired Units
Lighting	T-5
Parking	Approx. 30
Interstate Access	Within .25 mile

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Floor Plan



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AERIAL MAP



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CONTACT INFORMATION



AJ THOMA III, CCIM, SIOR
Senior Vice President
Commercial Brokerage

217.403.3425

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