

# OFFERING MEMORANDUM



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**1275 Sandusky Rd**  
Jacksonville, IL 62650

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**Corporate Office Facility  
For Sale**

**AJ Thoma III, CCIM, SIOR**

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**BLAKE PRYOR**

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**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
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217-352-7712

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# USE AGREEMENT



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## CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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This Confidential Investment Summary (“CIS”) is provided by Coldwell Banker Commercial Devonshire Realty (“CBCDR”), solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR. This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

**BY ACCEPTING THIS CIS, YOU AGREE THAT:** (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

# OVERVIEW



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## PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for sale this corporate office facility in Jacksonville, IL. The current facility boasts numerous open work areas, 400 high-end workstations, private offices for various functions, conference and training rooms, advanced climate-controlled data rooms, a dedicated cafeteria/vending area, multiple restrooms, and ample storage space. Additionally, the loading area provides access to 1 dock high door and 1 roll up door. The building has recently undergone renovations, including upgrades to the break room in 2019 and carpet and paint in 2020.

This property is equipped with a Caterpillar diesel back-up generator capable of producing 902 amps at 480 volts, a 2,000-amp power supply at 480 volts, a wet sprinkler system, and a chiller/boiler system. Situated on a site spanning over 9 acres, the property offers parking for over 400 vehicles and the potential for additional development to the west.

Located on the north side of Jacksonville, this property is conveniently situated near several prominent attractions, such as the Jacksonville Municipal Airport, Jacksonville Memorial Hospital (formerly Passavant Area Hospital), the Future Champions Sports Complex, and Nestle. Moreover, the property's proximity to multiple state highways and Interstate 72 makes it an easily accessible location for employees and an advantageous destination for tourists.

## PROPERTY INFORMATION

<b>ADDRESS</b>	1275 Sandusky Rd, Jacksonville, IL 62650
<b>ASKING PRICE</b>	\$1,250,000 (Previously \$2.900,000)
<b>BUILDING SIZE</b>	59,520 SF
<b>LOT SIZE</b>	9.06 AC +/-
<b>ZONING</b>	B-4, General Business District
<b>YEAR BUILT</b>	2004
<b>PARKING</b>	415 Spaces
<b>TAX PIN</b>	09-18-203-011



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# MARKET OVERVIEW



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## JACKSONVILLE, IL

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The City of Jacksonville is located in Central Illinois, 35 miles west of Springfield, the State Capital, 235 miles southwest of Chicago, and 85 miles northeast of St. Louis, MO. Jacksonville is the County Seat of Morgan County and is one of the oldest towns in the Land of Lincoln, founded in 1825. The Population, according to the 2020 Census, is 27,073.

Illinois' first Governor's Mansion is located in Jacksonville - The Governor Duncan Mansion - beautifully located in Duncan Park. The mansion is open to the public for tours, all directed by the Daughters of the American Revolution. Jacksonville boasts many grandeur historical homes aligning State Street and College Avenue. Abraham Lincoln spent time practicing law and visiting Jacksonville before becoming the 16<sup>th</sup> President of the United States. Today, residents and visitors can enjoy Lincoln's history in the City through audio tours, called "Looking for Lincoln."

Jacksonville is proud to be the home of two state educational institutions - Illinois School for the Visually Blind and the Illinois School for the Deaf and home to two colleges - Illinois College and Lincoln Land Community College. Illinois College was the state's first college to award a degree. These fine educational institutions bring a diverse population to the community and greatly enrich the city economically. In its early years, Jacksonville became to be known as the "Athens of the Midwest" because of its commitment to education.

Jacksonville's manufacturing industry is strong today housing industries such as Reynolds Consumer Products, Inc., Nestle USA, Eli Bridge Company, ILMO Products, Bound to Stay Bound Books, United Gilsonite Laboratories, Pallet Repair Systems. Its largest employer, Passavant Area Hospital, has been a major pillar in the community for years and looks to continue its excellent health service through its partnership with Memorial Health System. The City's economy, job growth, educational facilities, healthcare and simple quality of life factors promise to be good reasons to make Jacksonville a city to call home.

Jacksonville is a proud community offering many amenities not often found in cities its size. Jacksonville Symphony · Art Galleries · Theatre/Plays · 2 Colleges · Historical Homes and Tours · Underground Railroad · Illinois School for the Deaf · Illinois School for the Visually Impaired · Bed and Breakfasts · Carnegie Public Library · Recreational Parks and Lakes · All turf baseball fields (Future Champions Sports Complex) · Renovated historical downtown (the hub of the City) · Music festivals · Pumpkin Festival · Big Eli Ferris Wheel · Cruise Night · Ghost Tours · Historical Movie Theatre · Lake Trails · Fine Dining and Shopping · and its greatest asset, all the citizens who make Jacksonville a

# BUILDING SPECIFICS



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## BUILDING SPECIFICS

Building Size:	59,520 SF
Clear Heights:	16' (11' to Drop)
Occupancy:	400± FTE
Internet Provider(s):	Frontier
Power:	2,000 AMP @ 480V
Back Up Generator:	CAT- Diesel 902 AMP @ 480V
Heating/Cooling:	Boiler/Chiller
Sprinkler:	Wet System
Total Dock High Doors:	1
Renovations:	Carpet – 2020 Paint – 2020 Breakroom - 2019

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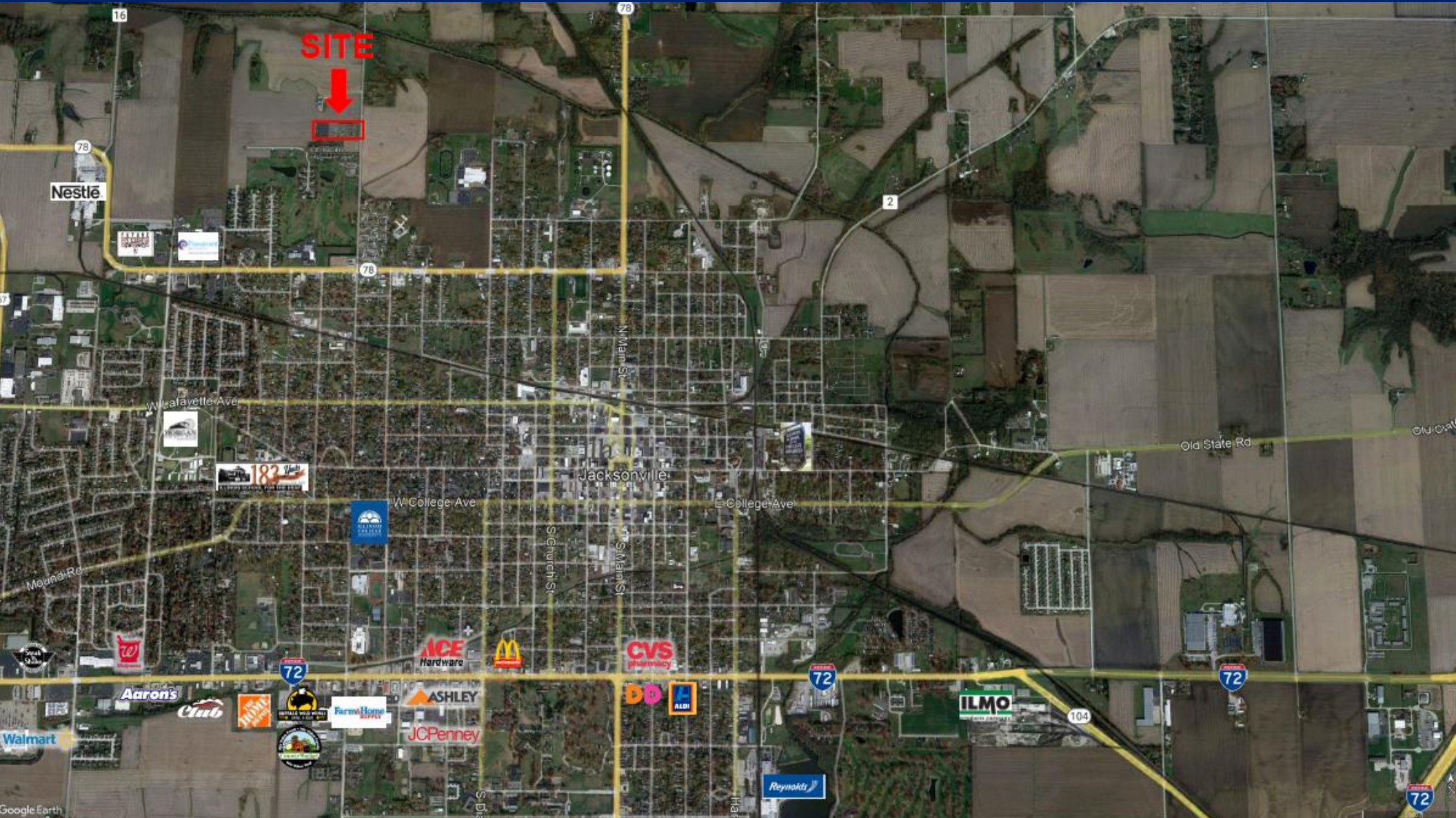
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# AERIAL



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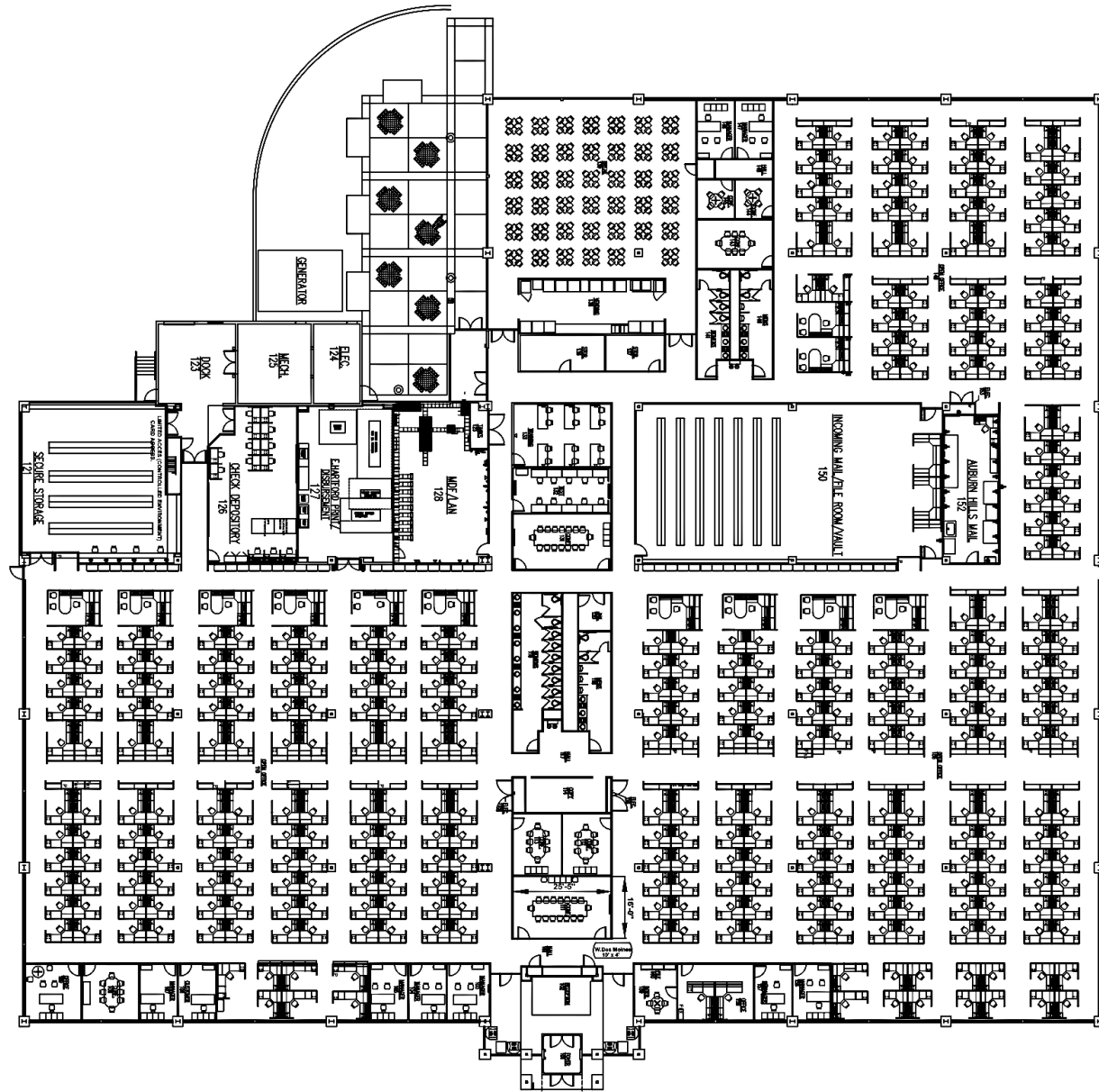
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# FLOOR PLAN



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# INTERIOR



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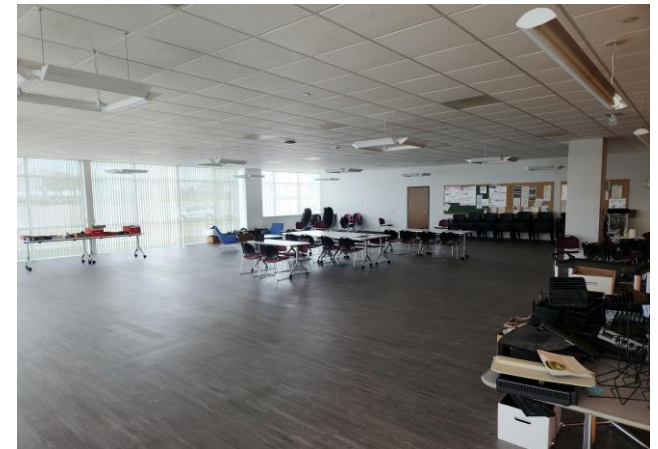
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## PROPERTY HIGHLIGHTS

- Well-Designed Office Facility
- Recent Renovations in 2019-2020
- Top-of-the Line Workstations In Place
- Back-Up Generator
- Ample Parking
- Near Airport, Hospital, & Interstate

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