

1505 EAST MAIN STREET

URBANA, ILLINOIS 61802



56.42
ACRES

269,000
TOTAL SF

\$6,500,000
PURCHASE PRICE

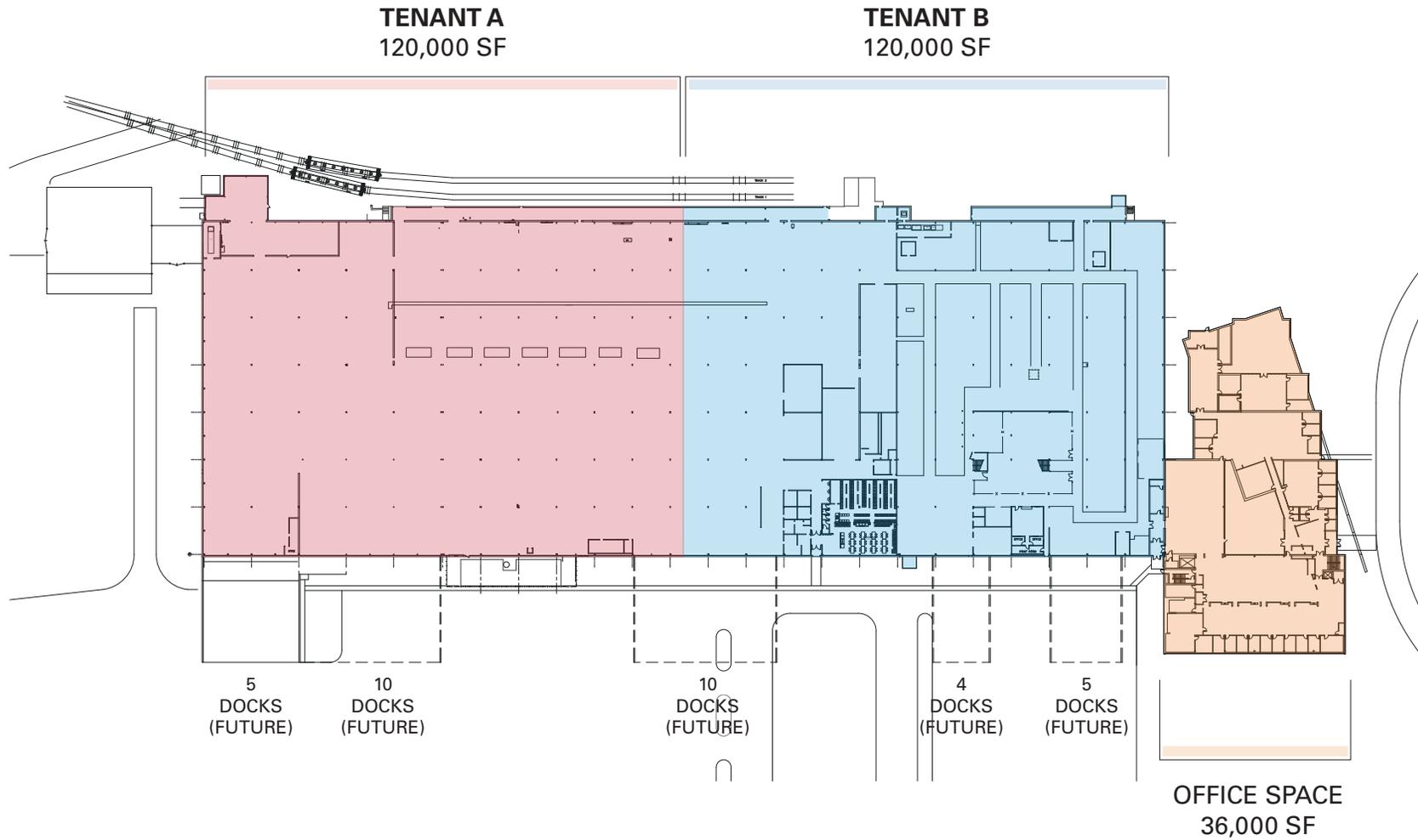
SPECIFICATIONS

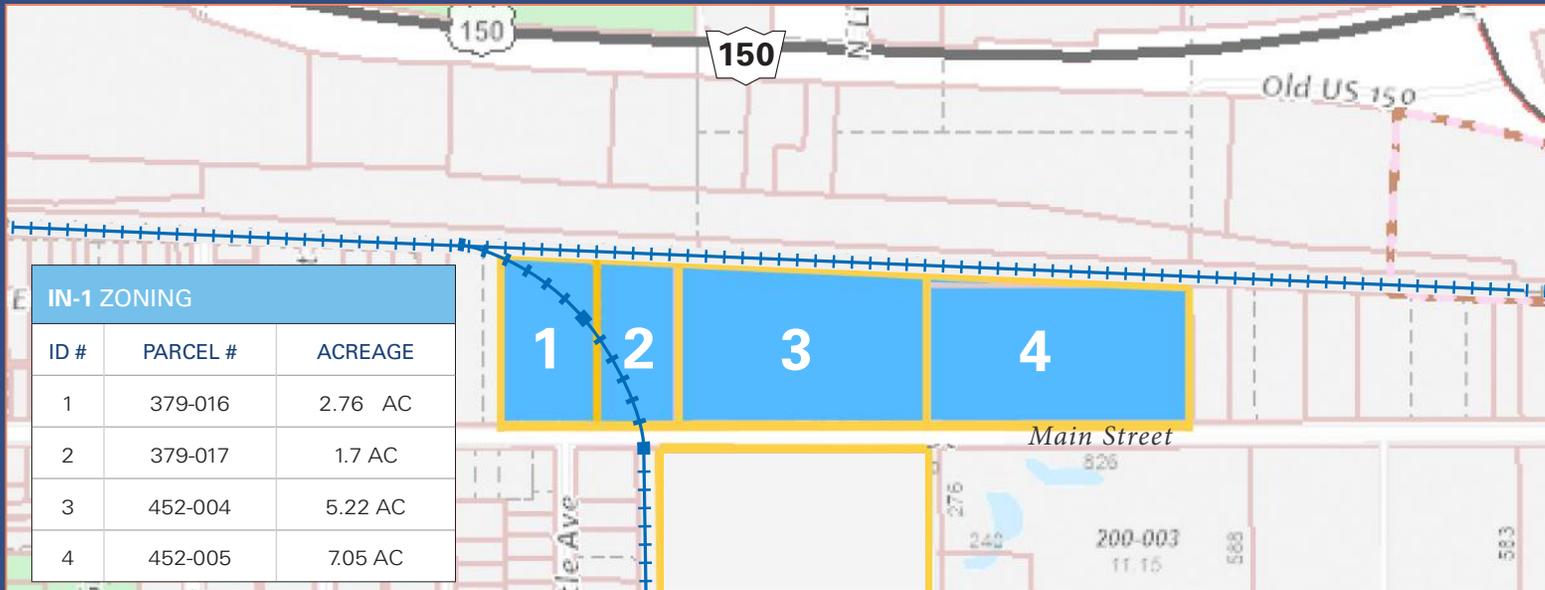
| | |
|-------------------------|--|
| Status | Lease / Purchase |
| Lease Asking Rent | \$3.75 PSF Net |
| Purchase Asking Price | \$6,500,000 |
| County / Submarket | Champaign County |
| Asset Type | Manufacturing / Office |
| Facility Square Footage | Total: 269,000 SF Ground Floor Office: 34,415 (+/-34,400) Second Floor Office: 16,774 (+/-16,775) |
| Site Size | 56.42 AC (2,457,622.2 SF) |
| Power | Three (3) substations on site One (1) 5.25 mVA, 69 kV-480/277 volt substation style transformer per substation One (1) Padmounted transformer at 750 kVA Substations provide service to production area via eight (8) switchboards Four (4) switchboards at 2,500 amps - 480/277 volts Four (4) switchboard at 4,000 amps - 480/277 volts Transformer provides service to office via one (1) switchboard at 1,600 amps |
| FAR | 10.95% |
| Year Built | 1957 (66 Years) Renovated (1991) |
| Ceiling Height | 12' – 14' Clear |
| Dock Doors | 9 |
| Drive-ins | 4 |
| Rail Doors | 2 |
| Zoning | IN-2 (Heavy Industrial) IN-1 (Light Industrial) |
| Taxes (2022) | Parcel 022 - \$1,117.04 Parcel 021 - \$132,631.70 Parcel 005 - \$505.48 Parcel 004 - \$6,565.64 Parcel 017 - \$1,787.04 Parcel 016 - \$127.72 |

Overview

- **OWNER WILL ENTERTAIN A SHORT-TERM LEASE BACK**
- **EXCESS LAND WITH POTENTIAL FOR EXPANSION, DEVELOPMENT / REDEVELOPMENT**
- **DIRECT RAIL ACCESS TO NORFOLK SOUTHERN RAIL NETWORK VIA MANSFIELD BRANCH**
- **HEAVY AND LIGHT INDUSTRIAL ZONING**
- **HEAVY POWER AND MANUFACTURING INFRASTRUCTURE**
- **PROXIMITY TO UNIVERSITY OF ILLINOIS**
- **LOCATED IN ENTERPRISE ZONE**
- **LIMITED AVAILABILITY OF MANUFACTURING FACILITIES IN THE REGION**
- **AVAILABILITY OF INCENTIVES**
- **GROWING TECHNOLOGY, FOODTECH, AND AI-FOCUSED RESEARCH AT UNIVERSITY OF ILLINOIS**
- **ADDITIONAL ±10,000 SF STANDALONE BUTLER BUILDING ADJACENT TO RAIL**

Flexible Divisibility Options

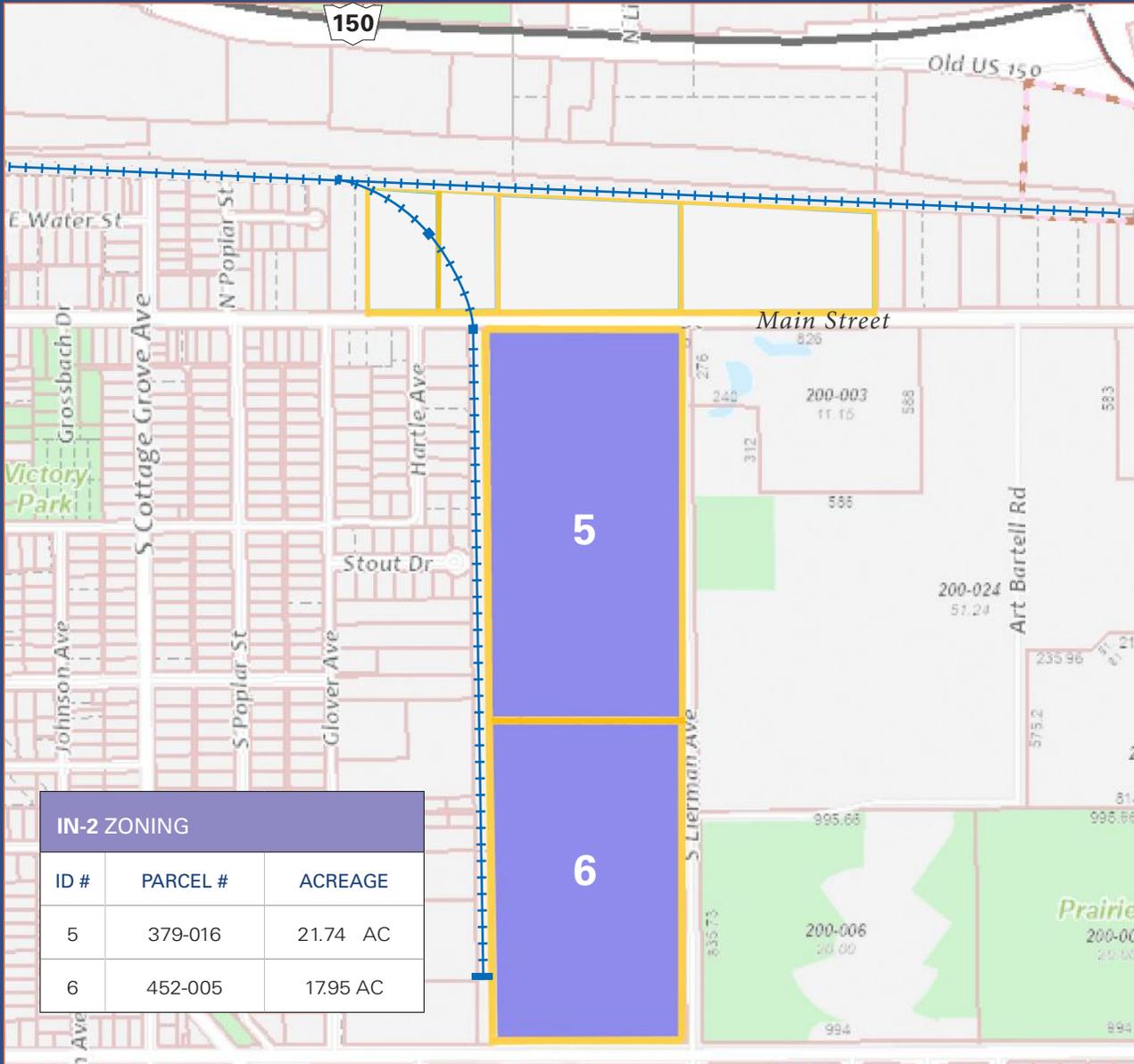




The IN-1, Light Industrial/Office District is intended to provide land for employment centers related to research and development, engineering and testing, office uses, warehousing, and limited manufacturing and industrial activities that will not have an adverse effect on the district in which it is located. In addition, some low intensity commercial uses may be permitted in this district to provide convenient goods and services for employees and patrons in the zoning district. Higher intensity commercial uses are generally prohibited. Low intensity industrial uses are permitted by right or as a special use, depending on the attributes of the proposed land use.

| IN-1 ZONING | |
|---|-------|
| MINIMUM LOT SIZE IN SQUARE FEET | 6,000 |
| MINIMUM LOT IN WIDTH IN FEET | 60 |
| MAXIMUM HEIGHT OF PRINCIPLE STRUCTURE IN FEET | NONE |
| MAXIMUM FLOOR AREA RATIO | 2.00 |
| MINIMUM OPEN SPACE RATIO | NONE |
| REQUIRE YARDS (FEET) FRONT | 15 |
| REQUIRE YARDS (FEET) SIDE | 5 |
| REQUIRE YARDS (FEET) REAR | 10 |


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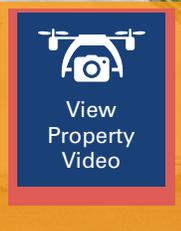
| IN-2 ZONING | | |
|-------------|----------|----------|
| ID # | PARCEL # | ACREAGE |
| 5 | 379-016 | 21.74 AC |
| 6 | 452-005 | 17.95 AC |

The IN-2, Heavy Industrial District is intended to provide land for employment centers for more intensive industrial uses that typically generate heavy demands on the transportation system, including the need for freight rail service. These uses may cause odors, dust, noise, and vibrations and generate significant amounts of truck and freight rail traffic. Land uses in this district should generally be separated from residential districts by land uses permitted in the IN-1 or B-3 zoning districts.

| IN-2 ZONING | |
|---|--------|
| MINIMUM LOT SIZE IN SQUARE FEET | 10,000 |
| MINIMUM LOT IN WIDTH IN FEET | 90 |
| MAXIMUM HEIGHT OF PRINCIPLE STRUCTURE IN FEET | NONE |
| MAXIMUM FLOOR AREA RATIO | 1.00 |
| MINIMUM OPEN SPACE RATIO | NONE |
| REQUIRE YARDS (FEET) FRONT | 25 |
| REQUIRE YARDS (FEET) SIDE | NONE |
| REQUIRE YARDS (FEET) REAR | NONE |


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EXTERIOR PHOTOS

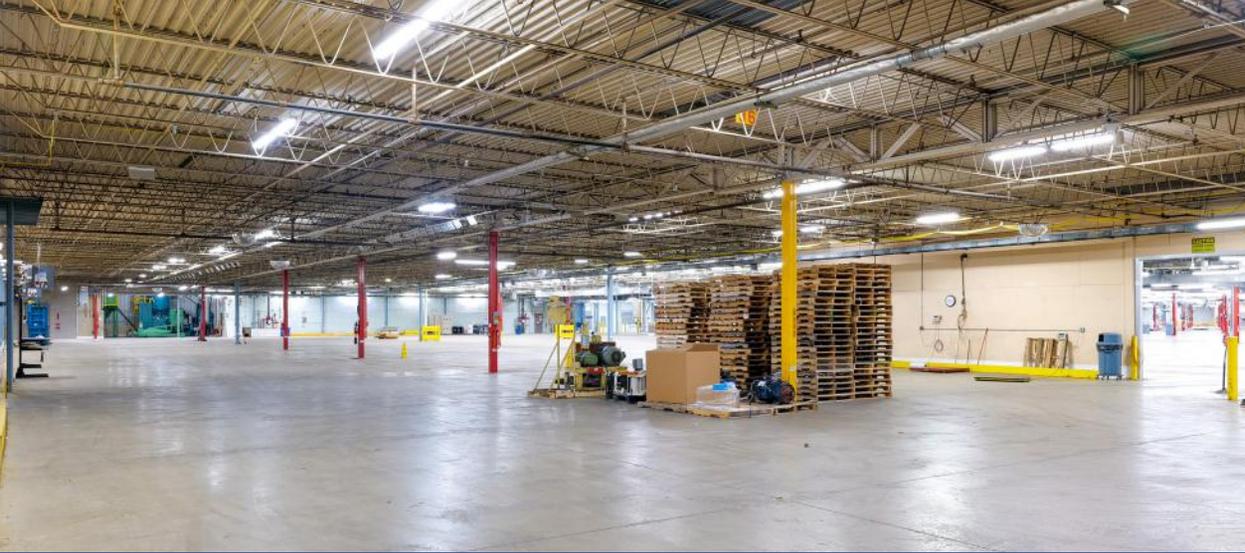


NORTH & SOUTH EXCESS
LAND AREAS



OFFICE PHOTOS

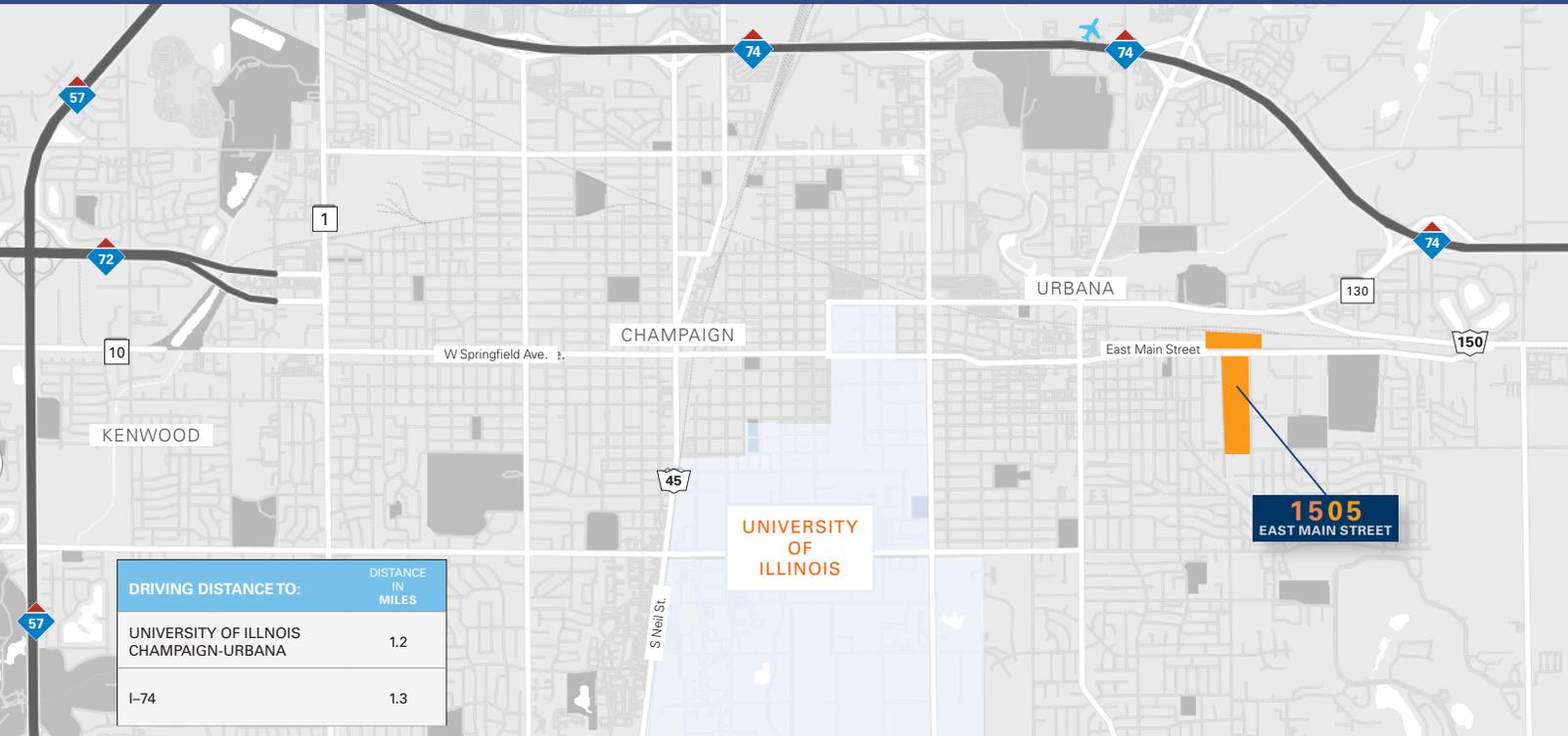




Metropolitan Champaign-Urbana

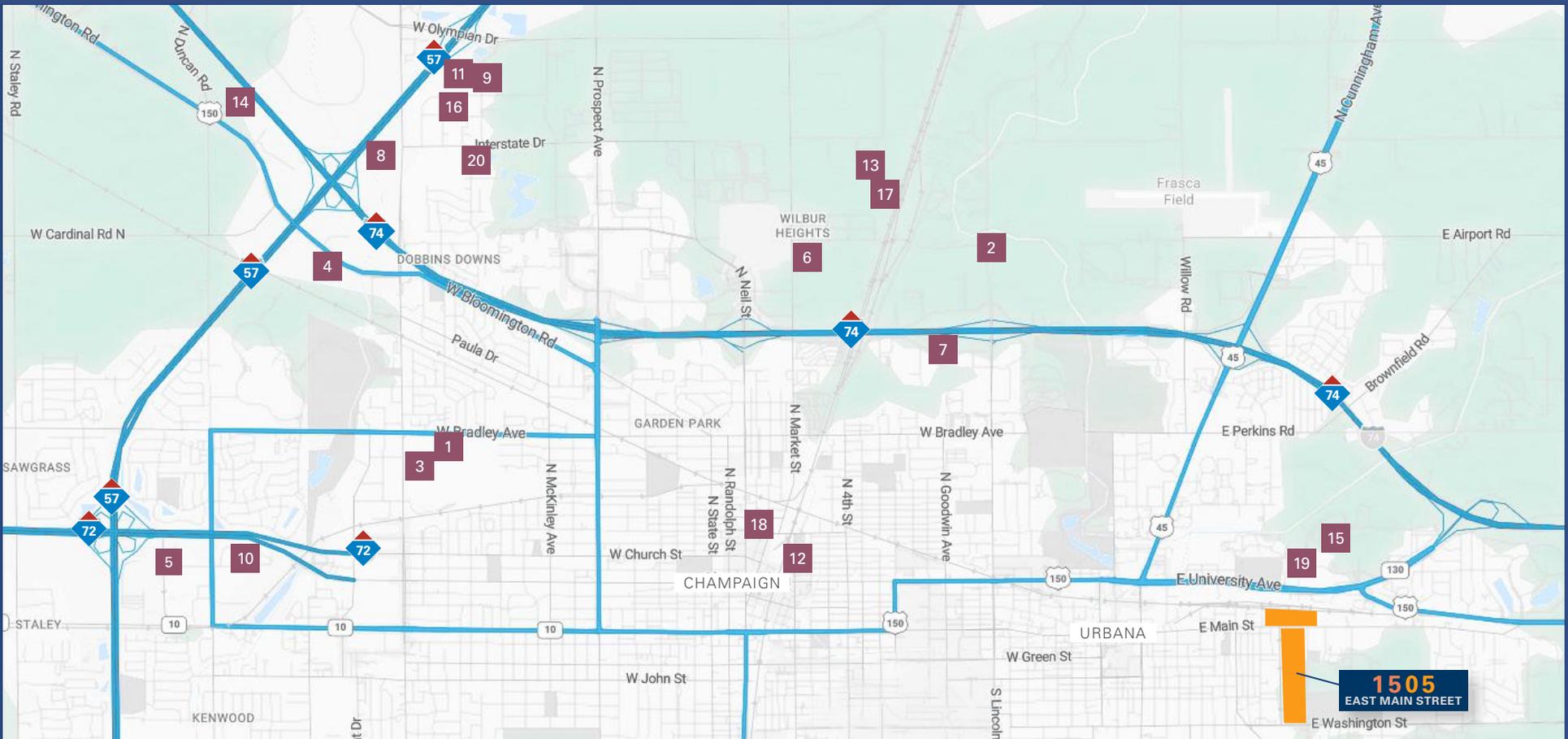


Since its founding in 1867, the University of Illinois Urbana-Champaign has earned a reputation as a world-class leader in research, teaching, and public engagement. Entrepreneurship flows from the classrooms to Research Park, a space that houses everything from Fortune 500 companies to student-founded startups. It is consistently ranked among the top five universities for NSF-funded research and our total annual research funding exceeds \$600 million.



**A LEADING
TECHNOLOGY HUB
THAT CULTIVATES
STARTUPS AND
ACCELERATES
CORPORATE
INNOVATION**

Metropolitan Champaign-Urbana



MANUFACTURING & DISTRIBUTION IN THE AREA

| ID # | TENANT NAME | ADDRESS | SF OCCUPIED |
|------|------------------------------------|---|-------------|
| 1 | Kraft Heinz | 1701 W Bradley Ave Champaign, IL | 1,630,000 |
| 2 | United Natural Foods/ Supervalu | 2611 N Lincoln Ave Urbana, IL | 884,366 |
| 3 | CJ Logistics | 710 N Mattis, Champaign, IL | 730,000 |
| 4 | Plastipak Packaging | 2309 W Bloomington Rd Champaign, IL | 583,000 |
| 5 | Plastipak Packaging | 3310 W Springfield Ave Champaign, IL | 451,000 |
| 6 | Associated Transfer & Storage | 301 Wilbur Ave Champaign, IL | 387,174 |
| 7 | FedEx | 2007 N Federal Dr Urbana, IL | 355,697 |

| ID # | TENANT NAME | ADDRESS | SF OCCUPIED |
|------|-----------------------|--|-------------|
| 8 | Horizon Hobby | 2904 Research Rd Champaign, IL | 234,480 |
| 9 | Advanced Filtration | 3206 Farber Dr Champaign, IL | 229,944 |
| 10 | Caterpillar | 102 S Duncan Rd Champaign, IL | 223,250 |
| 11 | White Cap | 3209 Farber Dr Champaign, IL | 184,912 |
| 12 | Rainbow Agrichemicals | 2802 W Bloomington Rd Champaign, IL | 180,625 |
| 13 | W Newell & Sons | 3001 Apollo Dr Champaign, IL | 175,416 |
| 14 | Starfire Industries | 3310 N Duncan Rd Champaign, IL | 174,384 |

| ID # | TENANT NAME | ADDRESS | SF OCCUPIED |
|------|-----------------------------|-------------------------------------|-------------|
| 15 | Flex-N-Gate/Guardian West | 601 Guardian Dr Urbana, IL | 141,134 |
| 16 | Vesuvius USA | 1404 Newtown Dr Urbana, IL | 90,000 |
| 17 | Litania/Gill Sports | 601 Mercury Dr Champaign, IL | 82,420 |
| 18 | Rogers Supply Company, Inc. | 350 N Walnut St Champaign, IL | 73,226 |
| 19 | Flex-N-Gate/Guardian West | 1306 E University Ave Urbana, IL | 64,904 |
| 20 | Premier Print Group | 3104 Farber Dr Champaign, IL | 44,758 |

Strategically Positioned in the Midwest



| DRIVING DISTANCE TO: | DISTANCE IN MILES |
|---|-------------------|
| UNIVERSITY OF ILLINOIS CHAMPAIGN-URBANA | 1.2 |
| I- 74 | 1.3 |
| ILLINOIS TERMINAL CHAMPAIGN-URBANA AMTRAK AND BUSES | 4.4 |
| CHAMPAIGN CMI AIRPORT | 5.9 |
| BLOOMINGTON, II | 55.4 |
| SPRINGFIELD, II | 92.9 |
| INDIANAPOLIS INTERNATIONAL AIRPORT | 120 |
| CHICAGO O'HARE INTERNATIONAL AIRPORT | 148 |
| ST LOUIS, MO | 184 |
| CINCINNATI, OH | 231 |
| MILWAUKEE, WI | 225 |
| LOUISVILLE, KY | 234 |

Area Workforce & Commute

ILLINOIS AMTRAK TRAINS AND THRUWAY BUSES



LEGEND

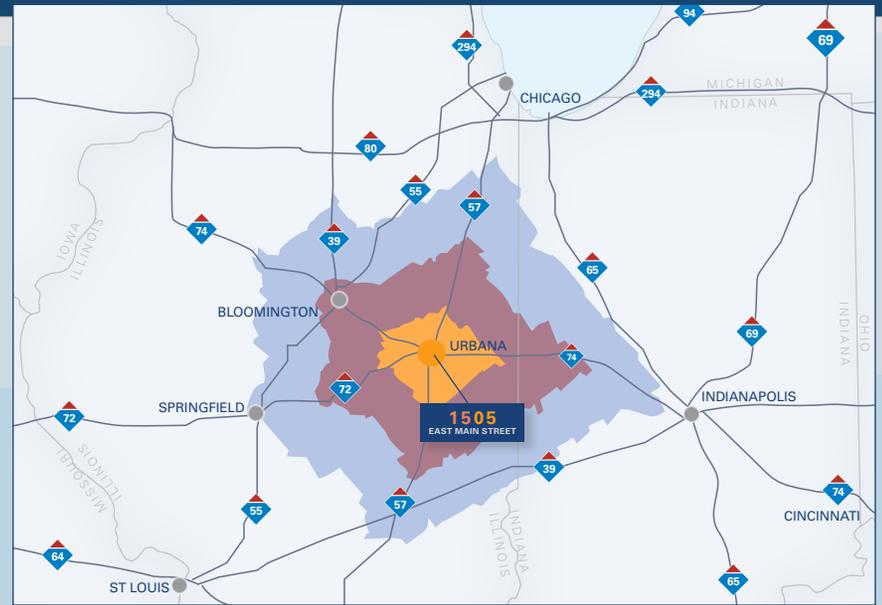
- Hiawatha Service
- Lincoln Service
- Illini/Saluki
- Carl Sandburg/Allinois Zephyr
- Long-distance and out-of-state routes
- Thruway bus connections



The Illinois Terminal in Champaign is a MTD Bus and Amtrak Rail hub for the Champaign-Urbana area giving a diverse population of millions access to the area.



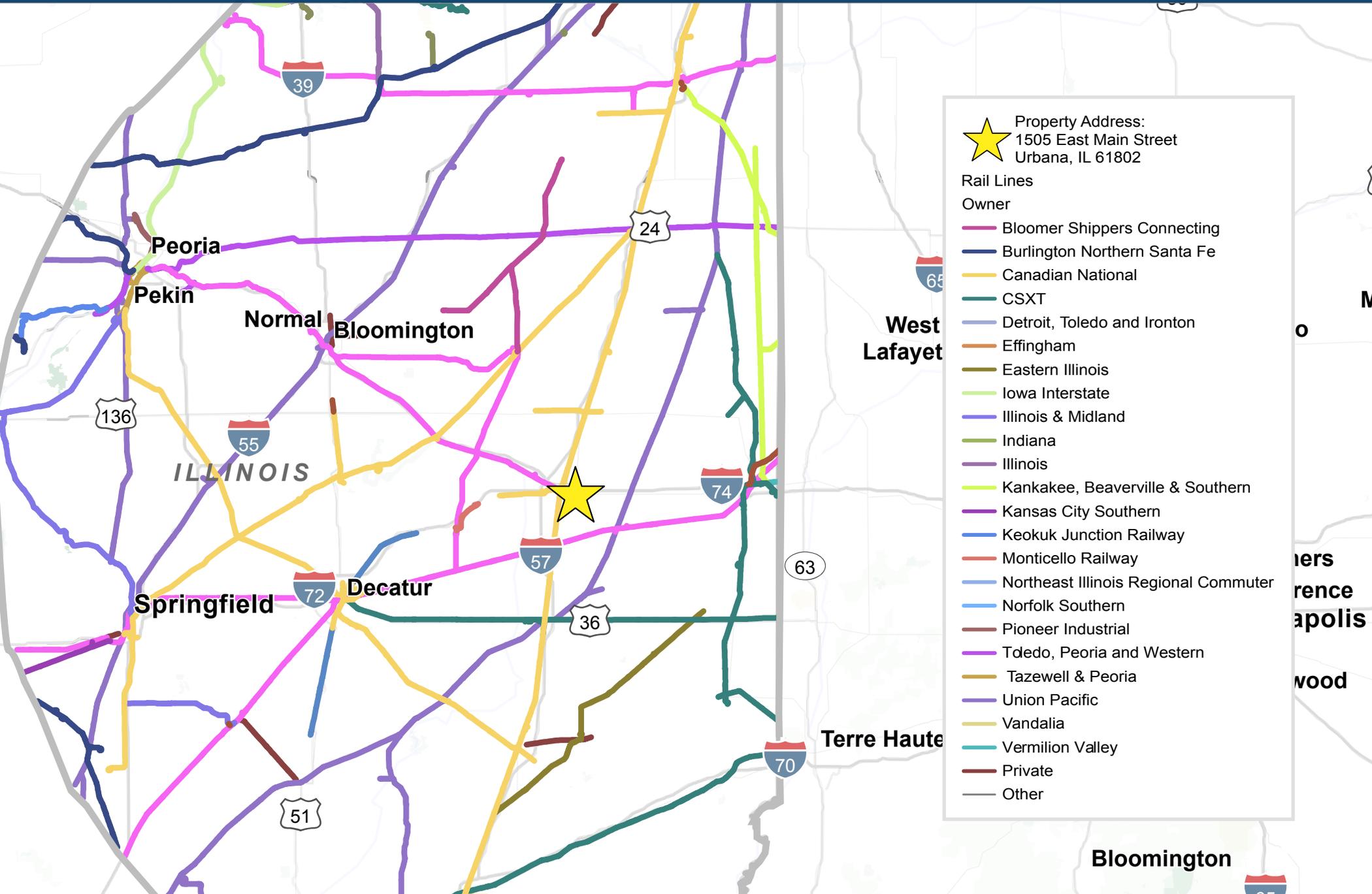
The #s 5, 6, 7, 50, 70 bus routes directly serve The Property with stops on East Main Street.



| TRAVEL TIME RADIUS TO / FROM PROPERTY | | | |
|--|------------|------------|------------|
| Employment Data | 30 Minutes | 60 Minutes | 90 Minutes |
| Total Employees | 100,552 | 263,693 | 588,551 |
| Blue Collar Workforce | 16,487 | 57,810 | 145,066 |
| Transportation/Material Moving Occupations | 6,864 | 21,276 | 51,628 |
| Production Occupations | 4,217 | 17,696 | 45,001 |
| Administrative Support Occupations | 10,667 | 28,315 | 62,958 |

| TRAVEL TIME RADIUS TO / FROM PROPERTY | | | |
|---------------------------------------|------------|------------|------------|
| Population / Income | 30 Minutes | 60 Minutes | 90 Minutes |
| 2023 Total Population | 213,567 | 570,965 | 1,263,383 |
| 2028 Total Projected Population | 213,832 | 565,754 | 1,250,246 |
| 2023 Median Age | 31.6 | 36.7 | 38.4 |
| 2023 Median Household Income | \$58,230 | \$57,207 | \$58,824 |
| 2028 Median Household Income | \$65,455 | \$64,29 | \$66,271 |

Rail Connectivity Map



★ Property Address:
 1505 East Main Street
 Urbana, IL 61802

Rail Lines

Owner

- Bloomer Shippers Connecting
- Burlington Northern Santa Fe
- Canadian National
- CSXT
- Detroit, Toledo and Ironton
- Effingham
- Eastern Illinois
- Iowa Interstate
- Illinois & Midland
- Indiana
- Illinois
- Kankakee, Beaverville & Southern
- Kansas City Southern
- Keokuk Junction Railway
- Monticello Railway
- Northeast Illinois Regional Commuter
- Norfolk Southern
- Pioneer Industrial
- Toledo, Peoria and Western
- Tazewell & Peoria
- Union Pacific
- Vandalia
- Vermilion Valley
- Private
- Other



ENTERPRISE ZONE HIGHLIGHTS

- Eligible Use: Industrial
- Minimum Project Cost: \$100,000 minimum to receive property tax abatement on industrial facilities
- Sales Tax Exemption: 0.5% of total eligible construction material costs – not to exceed \$50,000
- Property Tax Abatement – minimum of 11 jobs created

MUNICIPAL INCENTIVE HIGHLIGHTS

—Property Tax Abatement – Industrial Job Creation:

Minimum project cost of \$100,000 – abatement is calculated on amount of new property value created by the project.

Additional abatement available for 11 new full-time jobs created and 50 or more part-time jobs created

—Machinery/Equipment Sales Tax Exemption:

Sales Tax exemption on personal property used in manufacturing/assembly operations if business invests at least \$5 million and creates a minimum of 200 full-time equivalent jobs

—Utility Tax Exemption:

State utility tax exemption on gas, electric and telecommunications is available if business invests at least \$5 million and creates a minimum of 200 full-time equivalent jobs

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