

INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**1020 S. Sangamon Ave
Gibson City, IL 60936**

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INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE

PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to present for lease a former industrial and manufacturing facility located at 1020 S. Sangamon Ave in Gibson City, Illinois.

The property formerly housed RhinoAg / Dixie Chopper, a leading manufacturer of rotary cutters serving agricultural, commercial, and residential markets. The campus totals approximately 272,200 square feet on 29.62 acres and was constructed between 1965 and 1977, with additions completed as recently as 2021. The property is located within a Tax Increment Financing (TIF) district. Ownership would consider selling the asset.

The facility was constructed in phases and consists of five individual buildings (Buildings A–E). Currently, approximately 256,900 SF is available across Buildings B–E (see map for additional details). Buildings can be rented individually. Building D & E, if individually leased, will be at a higher rental rate.

Building B (80,000 SF, built 1965) offers 23' clear heights, 2,000-amp 480V 3-phase power, multiple dock door sets, eight (8) drive-in doors, and a wet sprinkler system.

Building C (147,500 SF, built 1966–1976 with additions in 2006 and 2021) features 22' – 25' clear heights, 5,000-amp 480V 3-phase power, two (2) dock doors, fifteen (15) drive-in doors, four (4) 5-ton cranes, one (1) 7.5-ton crane, a large paint booth line, and a wet sprinkler system.

Building D (10,200 SF, built 1967) includes 15' – 17' clear heights, 250-amp 480V 3-phase power, four (4) drive-in doors, a 1-ton jib crane, and a wet sprinkler system.

Building E (19,200 SF, built 1977) provides 18-foot clear heights, 225-amp 480V 3-phase power, three (3) drive-in doors, three (3) dock doors, and heating in approximately 2,400 SF.

Gibson City is located at the intersection of Illinois State Routes 54, 47, and 9 in western Ford County. The property is situated on the south side of Gibson City just off Route 47, approximately 10 miles north of U.S. Route 136; 14 miles west of Interstate 57; 18 miles north of Interstate 74; 24 miles north of Interstate 72; 30 miles northwest of Champaign-Urbana; 35 miles east of Bloomington-Normal; 118 miles southwest of Chicago; 146 miles northwest of Indianapolis; and 196 miles northeast of St. Louis.

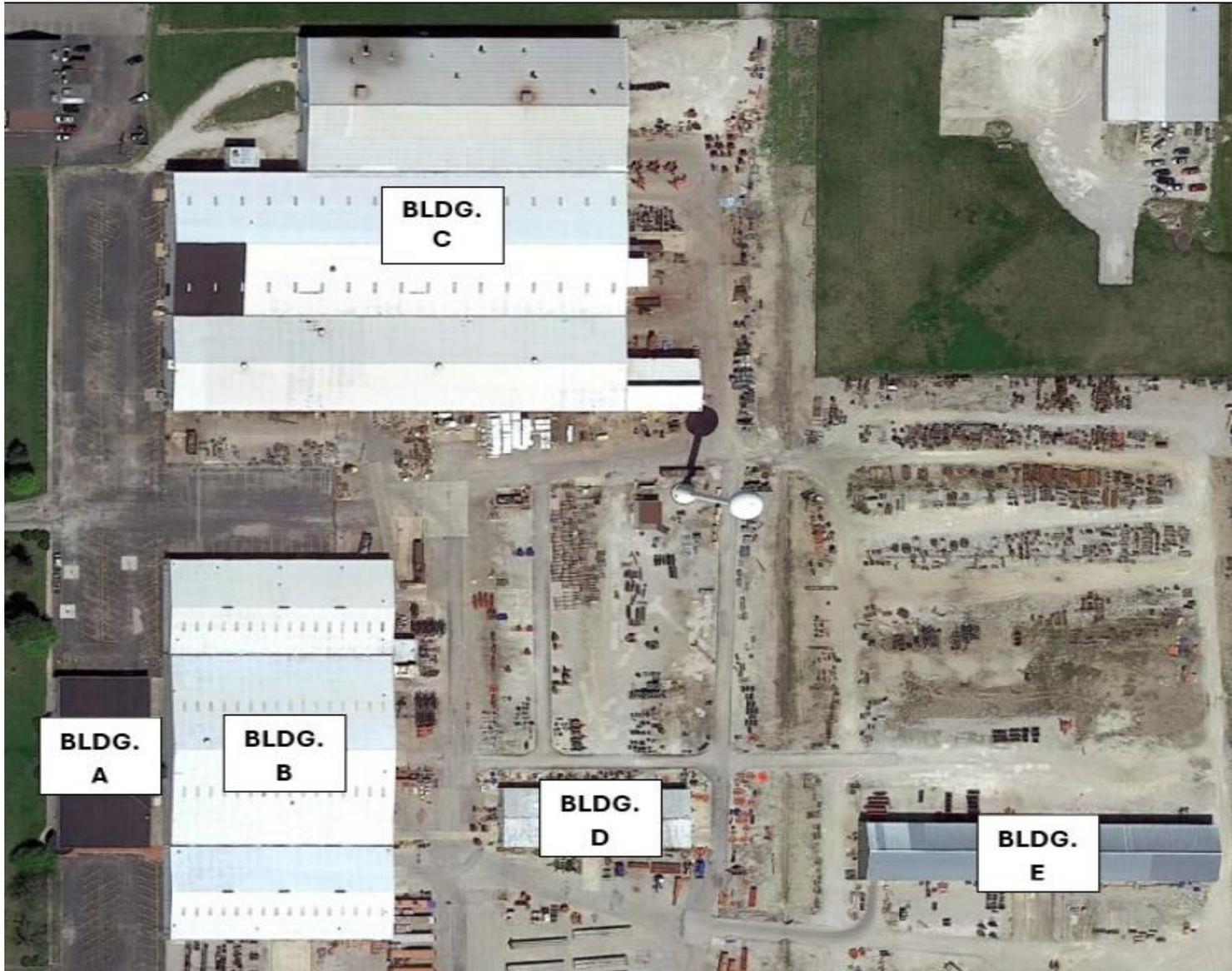
PROPERTY INFORMATION

Address	1020 S. Sangamon Ave Gibson City, IL 60936
Lease Price	\$2.50/SF NNN
Total Building Size:	272,200 SF
Available Space:	10,200 SF - 256,900 SF
Land Size	29.62 Acre
Zoning	M-1, Manufacturing District Limited
PIN	09-11-14-201-007



INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE

AERIAL BUILDING LAYOUT



INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE

BUILDING SPECIFICS – BUILDING B

Building Size	80,000 SF
Year Built	1965
Drive-in-Doors	6 – 14' x 14'+ 1 – 10' x 12' 1 – 12' x 12'
Total Dock High Doors	3 – 10' x 8' Exterior
Enclosed Dock Doors	1 – 16' x 20' Interior (depressed with leveler)
Clear Ceiling Height	23'+
Column Spacing	Approx. 20' x 50'
Sprinkled	Wet System
Power	2,000 AMP 480V 3-Phase
Heating	Gas Fired Tube Heat
Cooling	N/A
Parking	Plenty
Restrooms	Single Sex multi-stall
Lighting	LED (Motion Activated)



BUILDING SPECIFICS – BUILDING C

Building Size	147,500 SF
Year Built	1966, 1967, 1976, 2006, 2021
Drive-in-Doors	1 – 10' x 10' 1 – 12' x 12' 8 – 14' x 14' 5 – 14'+ x 14'+
Total Dock High Doors	2 – 8' x 10'
Cranes	1 – 7.5 Ton 4 – 5 Ton Various smaller cranes and jib cranes
Clear Ceiling Height	22' – 25'
Column Spacing	Approx. 24' x 40'
Sprinkled	Wet System
Power	5,000 AMP 480V 3 –Phase
Heating	Gas Fired Tube Heat
Cooling	N/A
Parking	Plenty
Restrooms	2 – Sets of Male & Female
Lighting	LED (Motion Activated)



INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE

BUILDING SPECIFICS – BUILDING D

Building Size	10,200 SF
Year Build	1967
Drive-in-Doors	2 – 12' x 14' 2 – 12' x 16'
Total Dock High Doors	None
Cranes	None
Clear Ceiling Height	15' – 17'
Column Spacing	24' x 28'
Sprinkled	Wet System
Power	250 Amp 480V 3-Phase
Heating	Gas Fired Tube Heat
Cooling	N/A
Parking	Plenty
Restroom	1
Lighting	LED (Motion Activated)



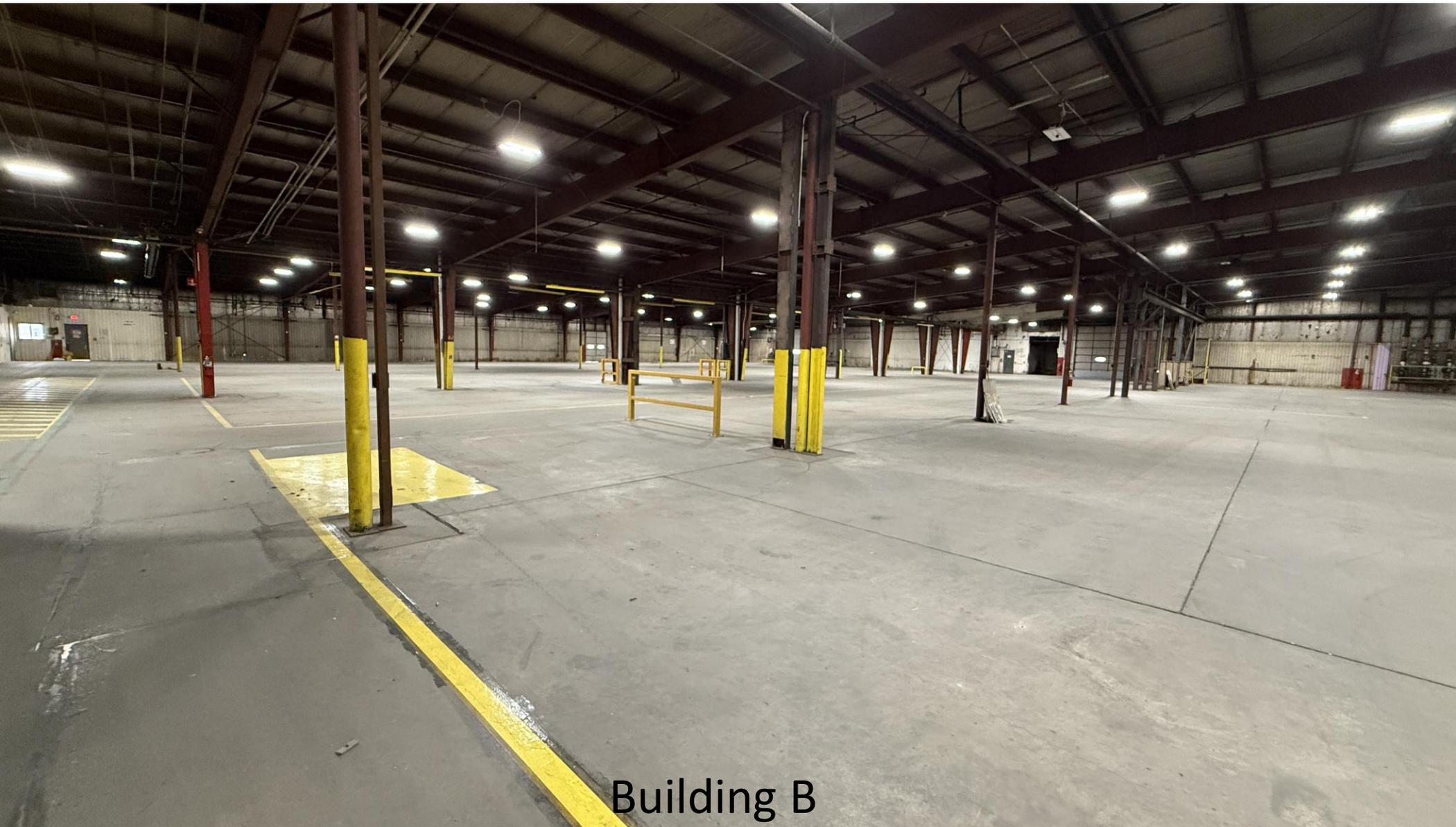
BUILDING SPECIFICS – BUILDING E

Building Size	19,200 SF
Year Build	1977
Drive-in-Doors	3 – 14' x 14'
Total Dock High Doors	3 – 8' x 10'
Cranes	1 – 2 ton Jib
Clear Ceiling Height	18'
Column Spacing	Free Clear
Sprinkled	N/A
Power	225 Amp 480V 3-Phase
Heating	Only approx. 2,400 SF
Cooling	N/A
Parking	Plenty
Restroom	None currently
Lighting	LED (Motion Activated)



INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE

PICTURES – BUILDING B



Building B

INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE

PICTURES – BUILDING C



Building C

INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE

PICTURES – BUILDING D



Building D

INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE

PICTURES – BUILDING E



Building E

INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE

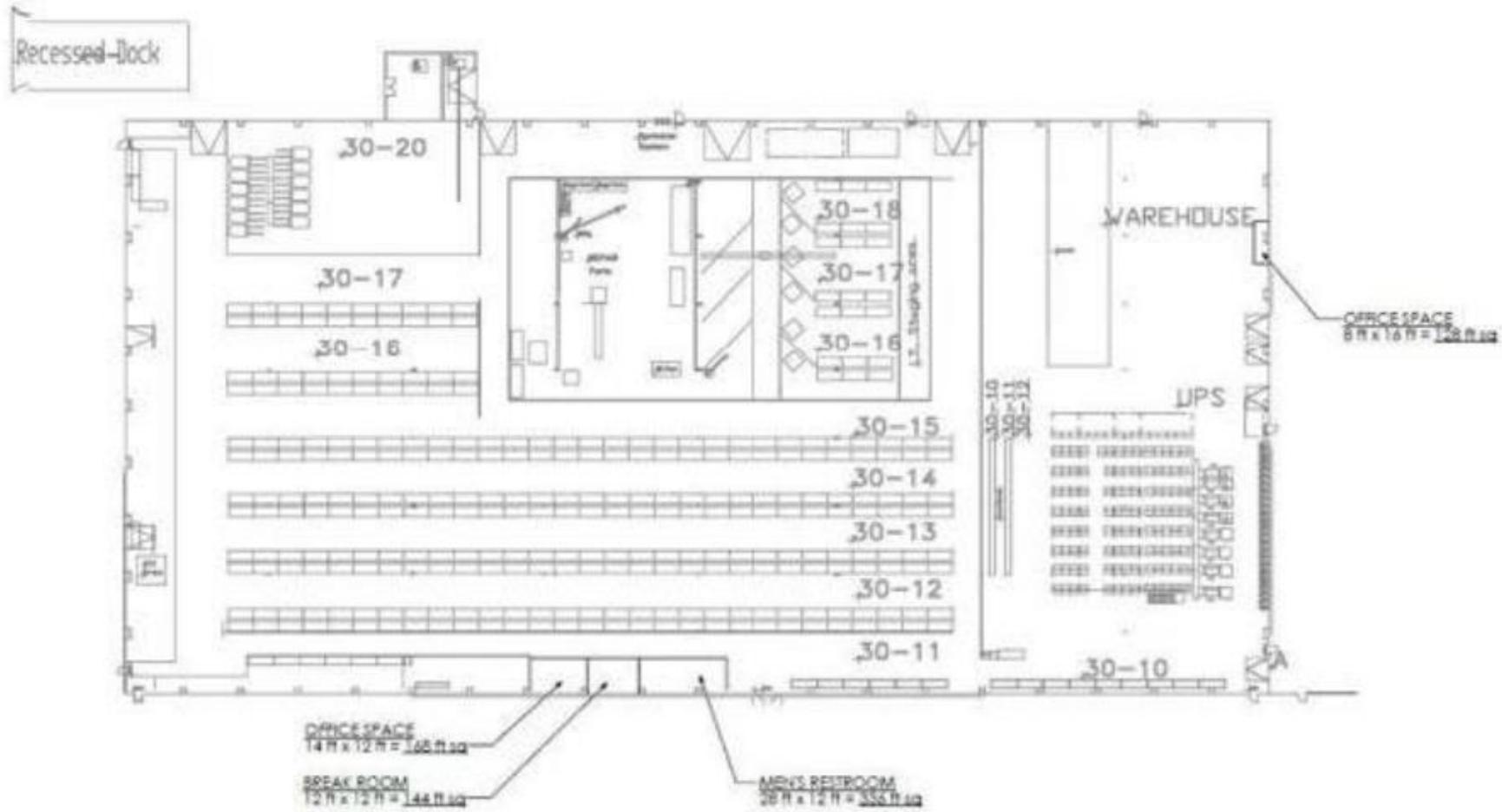
AERIAL



INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE

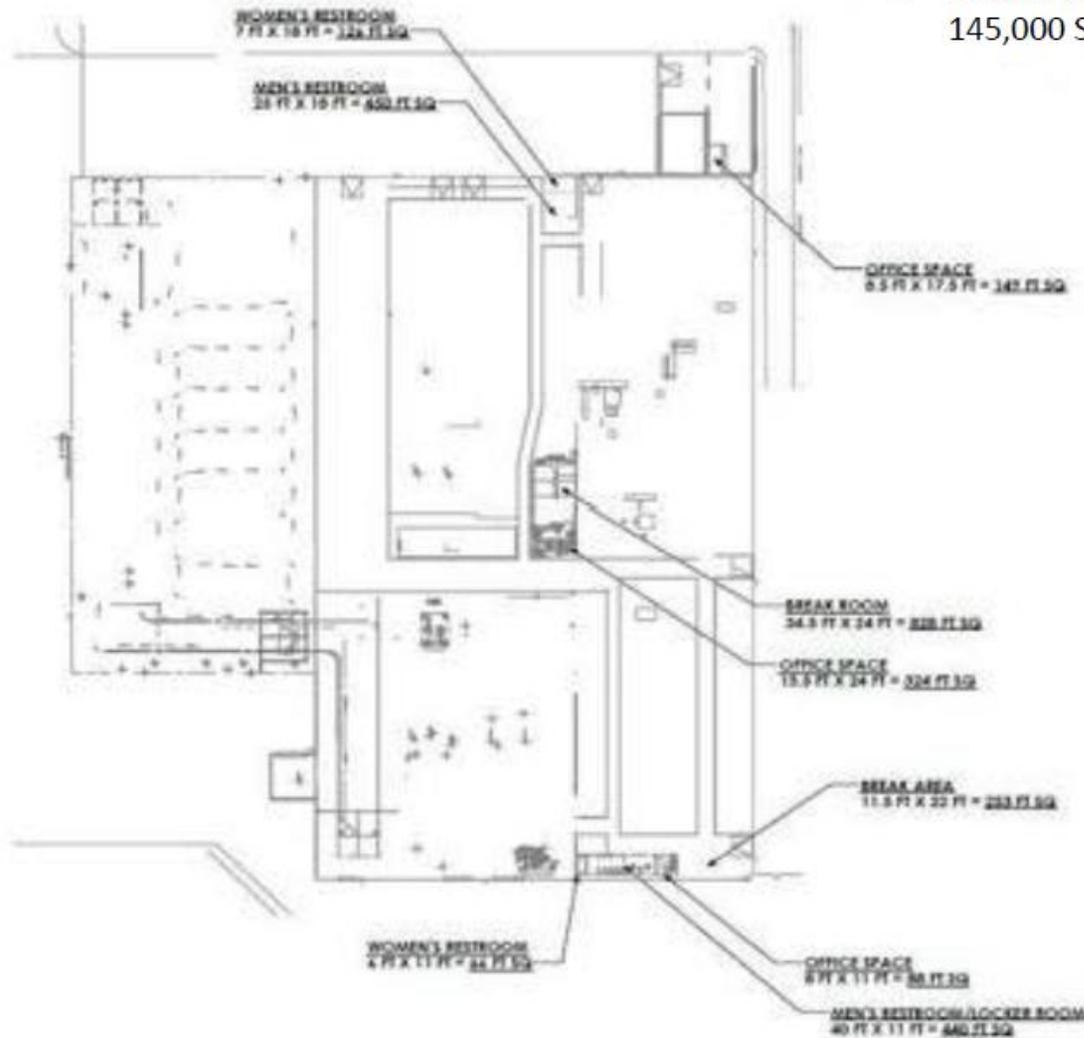
FLOOR PLAN – BUILDING B

B – Warehouse/Shipping/Receiving
80,000 SF



FLOOR PLAN – BUILDING C

C – North Production Building
145,000 SF

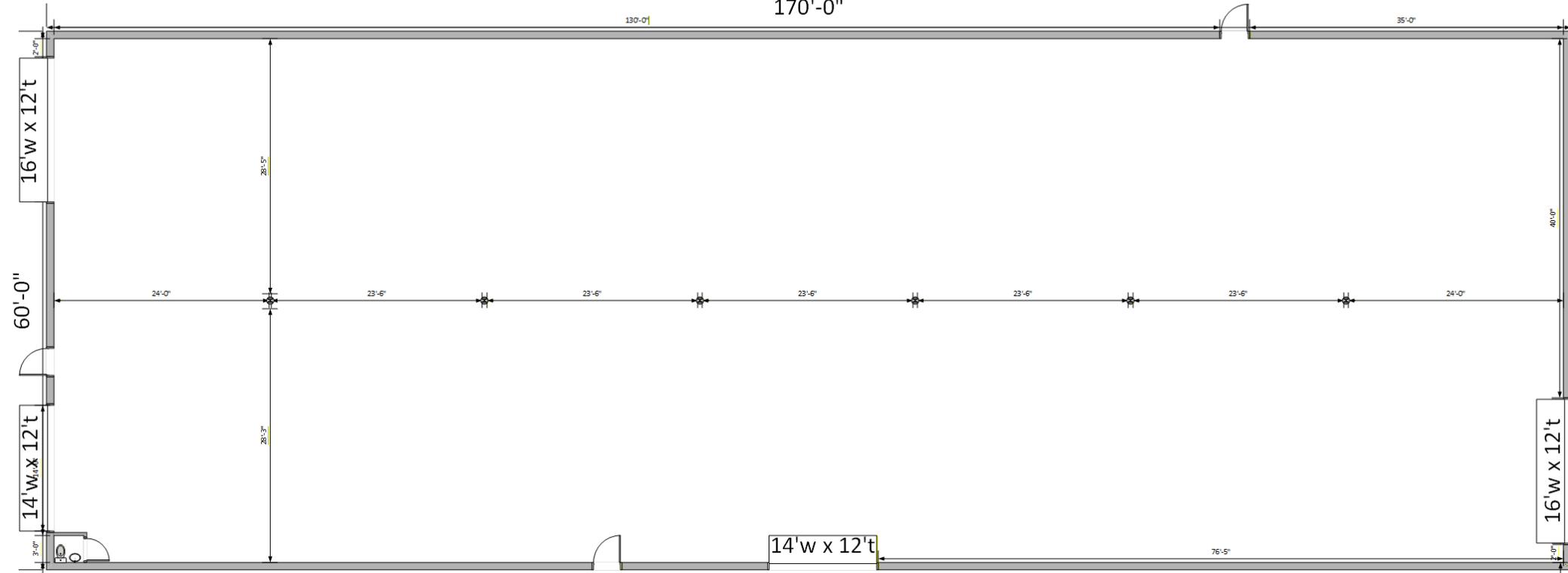


INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE

FLOOR PLAN – BUILDING D

Building D – 10,200 SF

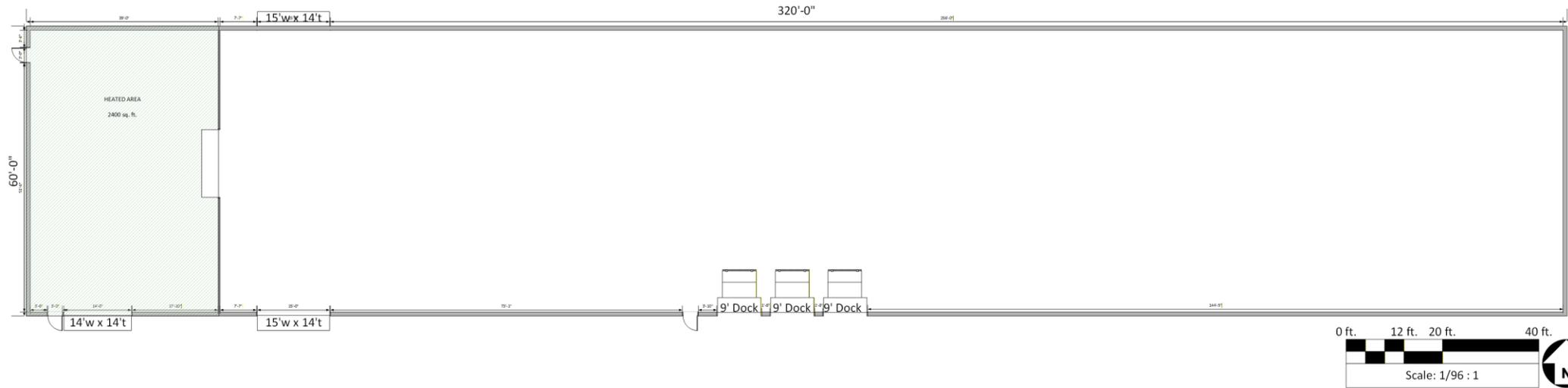
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INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE

FLOOR PLAN – BUILDING E

Building E – 19,200 SF



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OFFERING HIGHLIGHTS

- Robust Power & Infrastructure
- Large Industrial Campus
- Established Manufacturing Facility
- Strategic Central Illinois Location