

LARGE-SCALE INDUSTRIAL REDEVELOPMENT OPPORTUNITY



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**1000 N 14th Street
Charleston, IL 61920**

AJ Thoma III, CCIM, SIOR

O: 217.403.3425

E: AJT@CBCDR.com

Dana Flinn-Freeland

O: 217.318.3496

E: DANA@CBCDR.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
CHAMPAIGN, IL | 217.352.7712**



CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Summary ("CS") 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 CS 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 CS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CS 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The Property may be sold/leased or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.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 CS, 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 CS 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 CS 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 CS and/or any other Information concerning the Property; (5) you will not provide this CS 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.

PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty is pleased to exclusively offer for sale a 443,170-square-foot industrial manufacturing complex situated on approximately 63.19 acres in Charleston, Illinois. Formerly utilized for trailer manufacturing, this heavy industrial property presents a substantial value-add opportunity for investors, developers, and industrial owner-users seeking a large-scale manufacturing or redevelopment facility at an attractive acquisition basis.

Originally developed in 1970, with subsequent improvements constructed through 1995, the property consists of seven buildings, including a substantial primary manufacturing facility, former paint/decal building, warehouse, maintenance facility, office building, and additional storage buildings. The complex features exceptional clear heights reaching approximately 43'7", extensive drive-in loading, limited dock-high loading, existing rail spur infrastructure, and substantial outdoor yard area.

Historically utilized for heavy manufacturing operations, the property was designed to accommodate industrial processes requiring significant electrical infrastructure, expansive production areas, and access to multiple transportation methods. The site previously utilized 480V electrical distribution with reported 12 kV service which could potentially be updated to 10 MW.

The property has been vacant for approximately five years and will require substantial capital investment to return the improvements to functional use. Nevertheless, its scale, heavy industrial zoning, high-clearance manufacturing areas, existing rail infrastructure, and significant acreage provide an opportunity for a purchaser to reposition the property for future industrial operations.

The property is being offered strictly **as-is, where-is**, with prospective purchasers responsible for independently verifying the condition, capacity, and functionality of all buildings, utilities, mechanical and electrical systems, fire suppression systems, rail infrastructure, and other improvements.

PROPERTY INFORMATION

Address	1000 N. 14 th Street Charleston, IL 61920
Sale Price	\$3,100,000
Building Space	443,170 SF
Land Size	63.19 Acre
Zoning	Heavy Industrial
PIN	02-1-0035-000
RE Taxes	\$46,081.98 (2025 payable 2026)



BUILDING SPECIFICATIONS

Total Building Size	443,170 SF
Office Condition	Unusable without rehabilitation
Warehouse Condition	Functional shell requiring rehabilitation
Drive-in Doors	32 Drive-in doors (12' x 20')
Dock-High Doors	6 Dock positions with levelers
Clear Height	See building Breakdown
Column Spacing	50' x 38'
HVAC	Unusable without rehabilitation
Fire Protection	Unusable without rehabilitation
Power	12kV @ 480V (2,400 – 3,000 Amp estimated) Unusable without rehabilitation
Natural Gas	4" min @ 15 PSI
Water & Sanitary Sewer	12" water main 10" sewer main
Floors	8" Reinforced Concrete
Parking/Laydown	Ample
Site Improvements	Perimeter fenced; condition varies
Rail	On-Site Rail Infrastructure – Decatur & Eastern Illinois Railroad(DREI)
Access	I-57: 8 Miles I-70: 20 Miles IL Route 130: < 0.25 Mile IL Route 16: 2 Miles
Incentives	Enterprise Zone Opportunity Zone Eligible (Rural)

BUILDING SIZE BREAKDOWN

Building	Building Area	Clear Height
Main Manufacturing / Fabrication	335,000 SF	35'5"-43'7"
Former Paint Building	61,400 SF	26'3" minimum
Warehouse Building	16,700 SF	±24' estimated
Office Building	11,200 SF	N/A
Maintenance Building	10,820 SF	±24' estimated
Storage Building (1995)	4,050 SF	16'–20' estimated
Storage Building (1990)	4,000 SF	16'–20' estimated

LOCATION OVERVIEW

The property is located approximately 0.2 miles from Illinois Route 130, providing north-south connectivity, and approximately 8 miles east of Interstate 57, a major transportation corridor connecting Chicago with southern Illinois. Illinois Route 16 provides east-west access between Charleston, Mattoon, and Interstate 57, while Interstate 70 is accessible approximately 20 miles to the south.

Charleston is strategically positioned within the broader Midwest industrial market, approximately 45 miles south of Champaign-Urbana, 125 miles from Indianapolis, 140 miles from St. Louis, and 185 miles from Chicago. This location provides access to regional labor markets, suppliers, and distribution networks throughout Illinois, Indiana, and surrounding states.

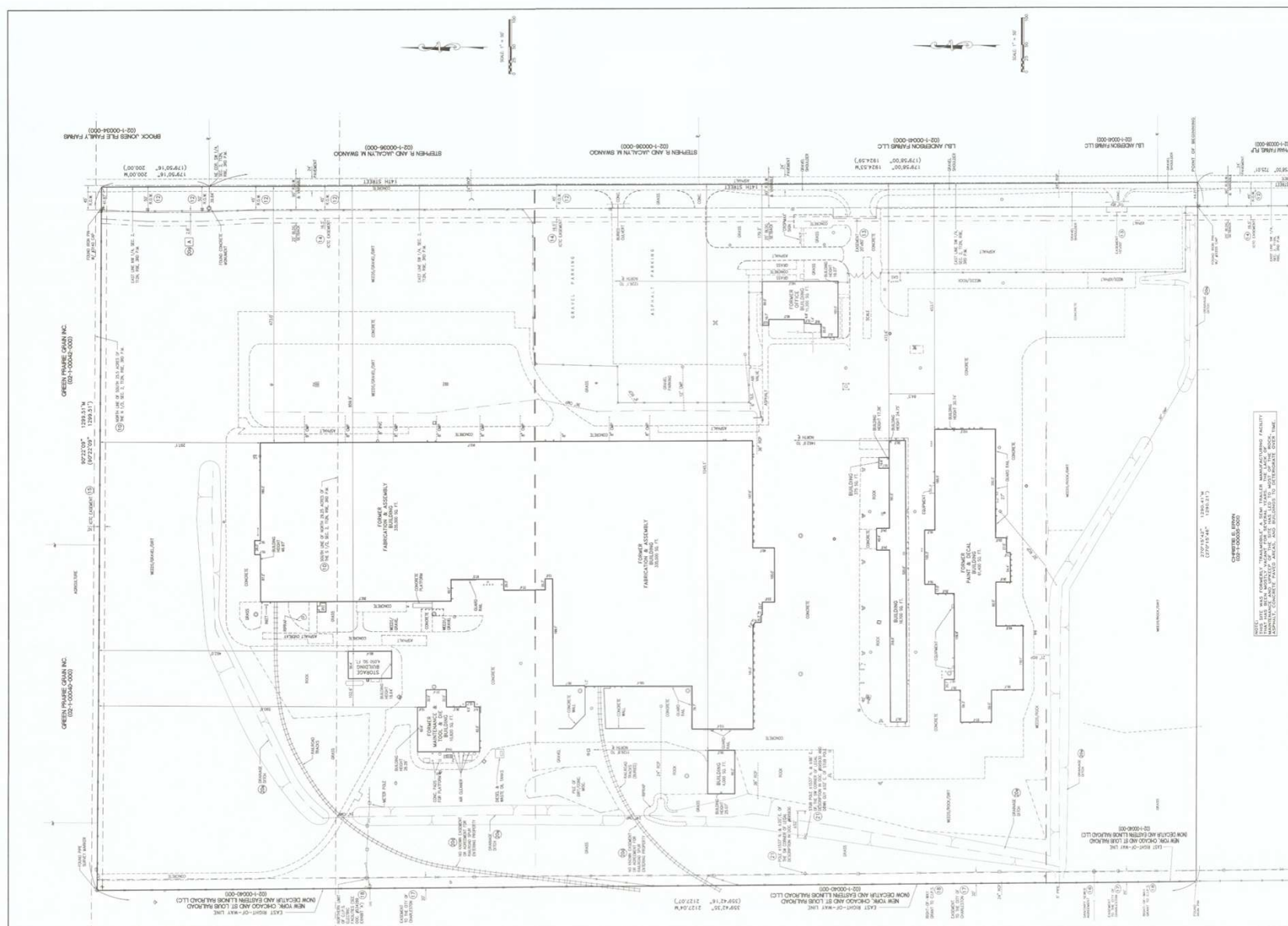
The property also contains existing rail spur infrastructure with potential connections to the regional freight rail network, subject to confirmation of operating service and track conditions. Combined with its substantial acreage, heavy industrial zoning, and proximity to major highway corridors, the location offers flexibility for manufacturing, materials handling, warehousing, and other industrial operations.

LARGE-SCALE INDUSTRIAL REDEVELOPMENT OPPORTUNITY



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

ALTA SURVEY



RAIL CONNECTIVITY

On-site rail service provided by Decatur & Eastern Illinois Railroad (DREI) with connections to four major Class I railroads.



CANADIAN NATIONAL

Via DREI interchanges in Decatur, IL.

Access to:

- Chicago
- Memphis
- New Orleans
- Canada



CSX TRANSPORTATION

Via DREI interchanges in Terre Haute, IN.

Access to:

- Baltimore
- Jacksonville
- Southeast U.S.
- Atlantic Ports



**1000 N. 14TH STREET
CHARLESTON, ILLINOIS**



NORFOLK SOUTHERN

Via DREI interchanges in Decatur, IL.

Access to:

- Atlanta
- Louisville
- East Coast
- Gulf Coast



UNION PACIFIC

Via DREI interchanges in Tuscola, IL.

Access to:

- Kansas City
- Dallas
- Los Angeles
- West Coast Ports



RAIL ADVANTAGE.

Cost-effective shipping, enhanced supply chain reliability, and direct access to all major U.S. rail networks.



STRATEGIC MIDWEST DISTRIBUTION REACH

★
DRIVE TIME FROM
CHARLESTON, ILLINOIS



3 HOURS

Up to ~200 Miles
Central Illinois & Indiana



6 HOURS

Up to ~400 Miles
Major Midwest Markets



9 HOURS

Up to ~600 Miles
Extended Midwest Reach



12 HOURS*

Up to ~800 Miles
Broader Logistics Reach

**12-hour band is for logistics /
travel-time reference only.
Single-driver HOS limit is
11 hours of driving after
10 consecutive hours off.*



CONNECTING CHARLESTON TO THE MIDWEST AND BEYOND

Located at the crossroads of **I-57, I-70 & I-74**—providing exceptional access to major markets and efficient distribution across the heart of the U.S.

Drive times are based on typical truck routes under normal traffic conditions.
Actual times may vary.

KEY MARKETS WITHIN DRIVE TIME

3 HOURS

Terre Haute, Bloomington-Normal, Decatur, Champaign-Urbana

6 HOURS

Chicago, Indianapolis, St. Louis, Louisville, Cincinnati, Milwaukee

9 HOURS

Detroit, Columbus, Nashville, Kansas City, Memphis

12 HOURS*

Minneapolis, Pittsburgh, Cleveland, Little Rock, Indianapolis metro, Western Tennessee & more

Source: ESRI StreetMap Premium for ArcGIS

LARGE-SCALE INDUSTRIAL REDEVELOPMENT OPPORTUNITY



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

PICTURES



LARGE-SCALE INDUSTRIAL REDEVELOPMENT OPPORTUNITY



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

PICTURES



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
CHAMPAIGN, IL | 217.352.7712

AERIAL





CONTACT

AJ Thoma III, CCIM, SIOR

Executive Vice President

CBCDR

Illinois Licensed Real Estate Broker

C: 217.520.3299

O: 217.403.3425

ajt@cbcdr.com



Dana Flinn-Freeland

Executive Broker Associate

CBCDR

Illinois Licensed Real Estate Managing Broker

C: 630.544.7952

O: 217.318.3496

dana@cbcdr.com



OFFERING HIGHLIGHTS

- Substantial Industrial Footprint
- Exceptional Clear Heights
- Rail Access & National Connectivity
- Significant Electrical Infrastructure
- Expansive Industrial Campus
- Strategic Central Illinois Location