

SALE

2402 East Empire Street

Bloomington, Illinois 61704

PRESENTED BY:

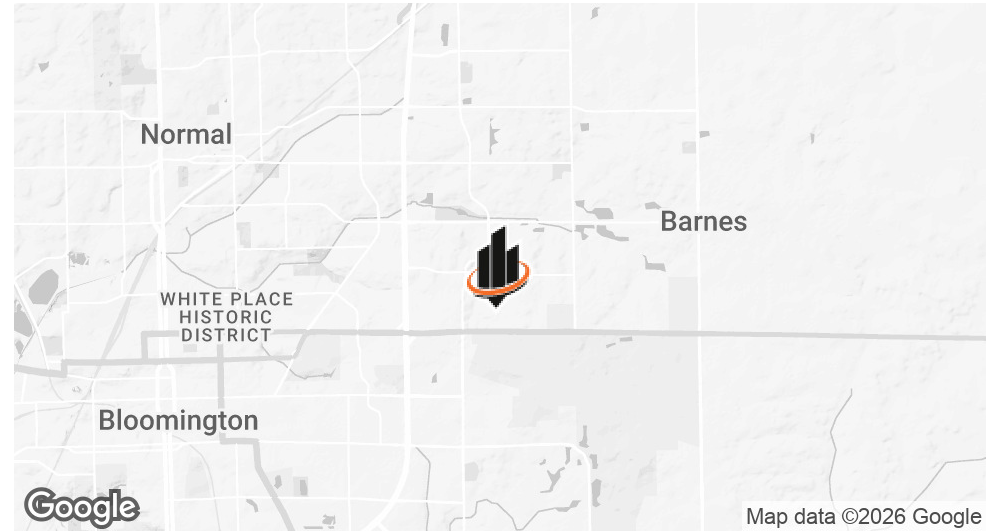
JILL SPRATT

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$14,000,000
BUILDING SIZE:	223,634 SF
AVAILABLE SF:	Fully Occupied
LOT SIZE:	13.34 Acres
PRICE / SF:	\$62.60
2026 CURRENT CAP RATE:	6.93%
NOI:	\$970,889.14
YEAR BUILT:	1985

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PROPERTY OVERVIEW

Presenting a prime investment opportunity at 2402 E. Empire Street in Bloomington, Illinois, this approx. 225,000-square-foot multi-tenant industrial distribution facility is situated on a spacious 13.30 acre site. Originally constructed in 1985 and substantially renovated in 2009, the masonry and precast concrete building offers a highly functional layout featuring 18.5' to 26' clear heights 16 dock-high doors, 2 drive-in doors, and approximately 15% office finish. The property boasts excellent visibility and logistics potential, with proximity to I-55, I-74, I-39, and the Central Illinois Regional Airport. There is ample surface parking of approximately 450 spaces. The parking ratio is approximately 2 spaces per 1,000 sq ft. As an investment, the asset is 100% occupied by three professional tenants operating under net leases. With recent capital improvements including a TPO roof overlay in 2018 and 2020, this fully leased facility offers stable, in-place cash flow with contractual annual rent escalations, making it a highly attractive, institutional-quality industrial asset.

PROPERTY HIGHLIGHTS



RARE INDUSTRIAL POWERHOUSE FEATURING:

- Excellent visibility and logistics: Located just minutes from the Central Illinois Regional Airport, and easy access to major transportation corridors, including I-55, I-74, and I-39
- Asset is 100% Occupied: Three professional
- Unmatched structural integrity: Originally constructed for the Internal Revenue Service's (IRS) Central Area Distribution Center
- Designed for strength: Will withstand massive industrial loads and satisfies strict federal security and durability mandates
- Spacious 13.3 acres: Seamless maneuvering for logistics paired with ample parking
- Power is power: massive 4,000 Amps of 480V, 3-phase power needed for modern, heavy-duty manufacturing
- Long-term escalating cash flow: Long term leases with annual increases
- LOCATION!: Located centrally between Chicago, St Louis and Indianapolis

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CITY INFORMATION - BLOOMINGTON-NORMAL

BLOOMINGTON-NORMAL, IL

- **Prime Location:** Situated in the heart of Central Illinois, Bloomington-Normal is ideally located within a few hours' drive of major cities including Chicago, St. Louis, Indianapolis, and the state capital, Springfield.
- **Innovative Manufacturing:** Rivian's 3.3 million square foot manufacturing campus is located in Normal, IL. This cutting-edge facility is a key player in the production of electric vehicles, positioning the area as a leader in the green economy.
- **Population:** The combined population of the "Twin Cities" stands at around 130,000, offering a vibrant community with a small-town feel and big-city amenities.
- **Insurance Industry Leaders:** Bloomington is proud to host two national insurance hubs—State Farm, one of the largest insurance companies in the U.S., and Country Financial, both of which have their headquarters here.
- **Educational Institutions:** The area is home to three renowned educational institutions—Illinois State University, Illinois Wesleyan University, and Heartland Community College—providing a highly educated workforce and contributing to the region's vibrant cultural scene.



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EXTERIOR DRONE PHOTOS



West Side - Location of all dock doors



Southwest corner of the building



Front entrance for Zentech, south side of building



Photo from southeast corner



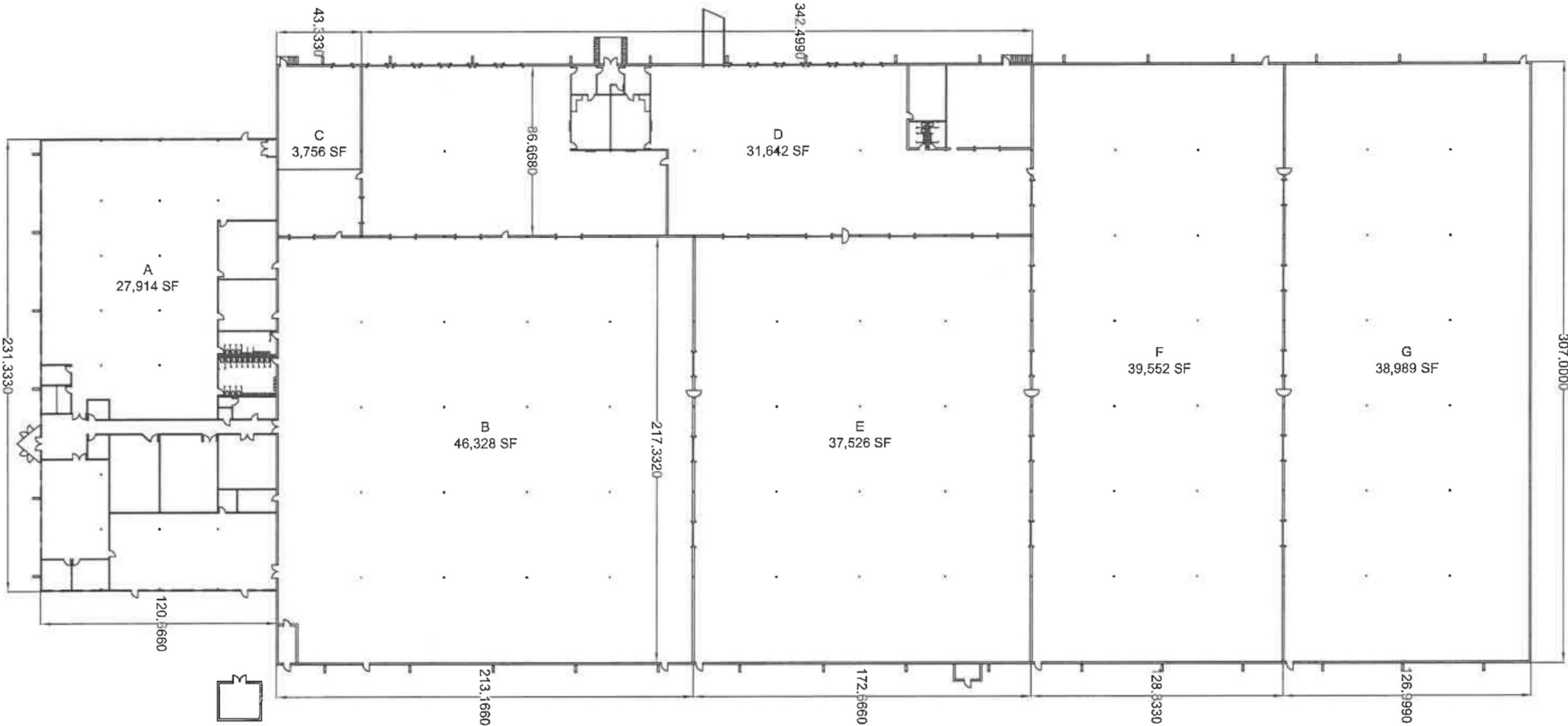
Photo from northeast corner



West side

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FLOOR PLANS



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Sale
Comparables

REGIONAL SALE COMPS



1

6701 NIMITZ PARKWAY - 80/90 DISTRIBUTION CENTER

6701 Nimitz Parkway, South Bend, IN 46628

PRICE:	\$15,500,000	BLDG SIZE:	225,000 SF
LOT SIZE	20.00 Acres	CAP RATE:	7.10%
YEAR BUILT:	2020	PRICE/SF:	\$68.89
OCCUPANCY:	100%		



2

4115 PROFIT CT

4115 Profit Ct, New Albany, IN 47150

PRICE:	\$12,357,078	BLDG SIZE:	180,000 SF
LOT SIZE	3.49 Acres	CAP RATE:	7.43%
YEAR BUILT:	1984	PRICE/SF:	\$68.65
OCCUPANCY:	100%		



3

14616 FOUNDATION AVE

14616 Foundation Ave, Evansville, IN 47725

PRICE:	\$16,425,000	BLDG SIZE:	150,000 SF
LOT SIZE	22.09 Acres	CAP RATE:	7.30%
YEAR BUILT:	2002	PRICE/SF:	\$109.50
OCCUPANCY:	100%		



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Lease Comparables

LEASE COMPS



1715 E HAMILTON ROAD

1715 E Hamilton Road , Bloomington, IL 61704

LEASE RATE	\$5.95 /SF/yr	LEASE TYPE:	NNN
SPACE SIZE:	60,000 SF	BUILDING SIZE:	60,000 SF
OCCUPANCY:	100%		



3201 APOLLO DRIVE

3201 Apollo Drive, Champaign, IL 61822

LEASE RATE	\$5.75 /SF/yr	LEASE TYPE:	NNN
SPACE SIZE:	62,400 SF	BUILDING SIZE:	62,400 SF
OCCUPANCY:	100%		



2219 W COLLEGE AVE

2219 W College , Normal, IL 61761

LEASE RATE	\$4.80 /SF/yr	LEASE TYPE:	NNN
BUILDING SIZE:	102,564 SF	OCCUPANCY:	100%



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Drive Times



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

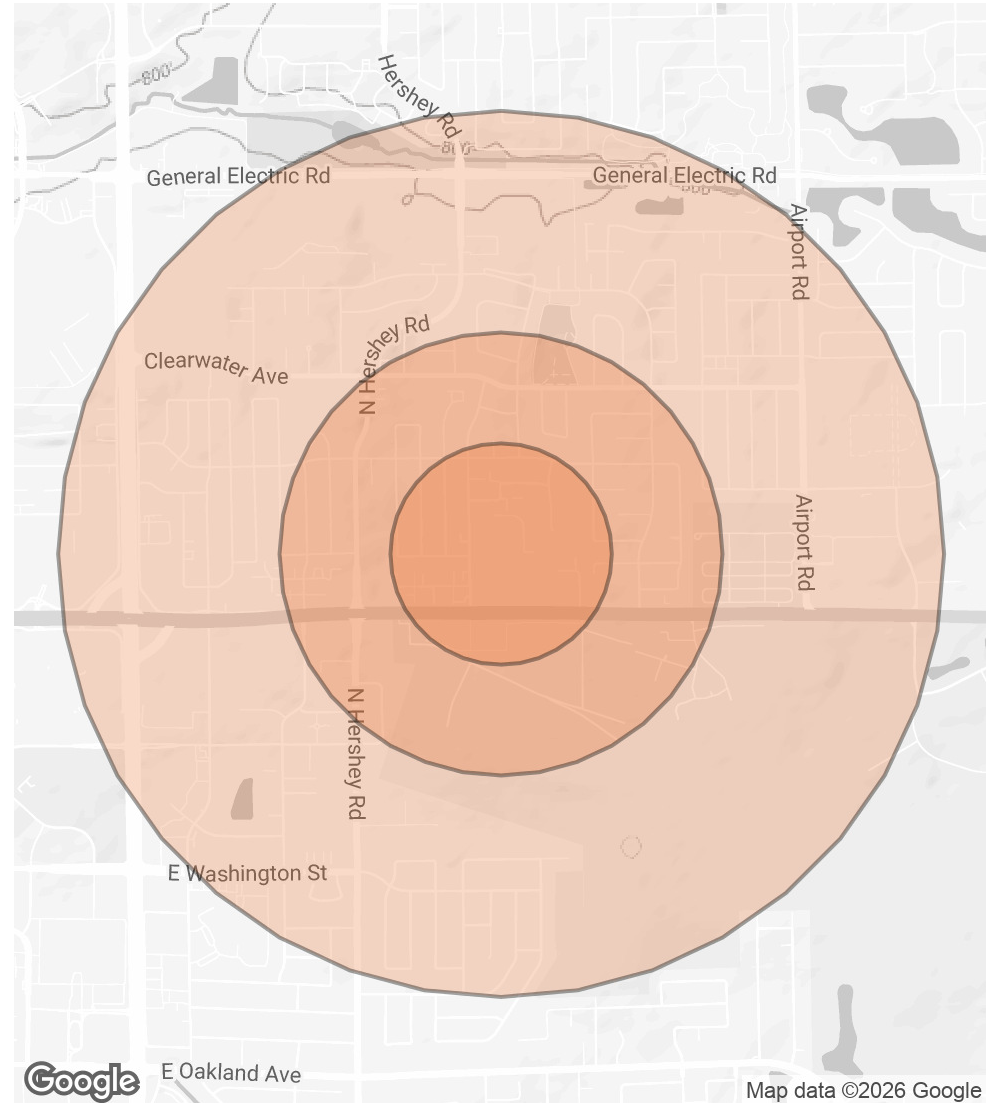
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	832	3,067	10,743
AVERAGE AGE	34.8	34.7	33.8
AVERAGE AGE (MALE)	31.6	31.7	32.0
AVERAGE AGE (FEMALE)	37.4	38.7	38.7

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	371	1,374	4,910
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$105,846	\$101,359	\$93,645
AVERAGE HOUSE VALUE	\$212,216	\$205,019	\$211,206

2023 American Community Survey (ACS)



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MEET THE ADVISOR



JILL SPRATT

Advisor

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Direct: **309.590.7900 x302** | Cell: **217.722.3584**

PROFESSIONAL BACKGROUND

Jill was born in Illinois and has lived in Central Illinois most of her life. She also lived in Oregon for 10 years during her school years. Jill has over 30 years of experience with client relations, customer service, leadership, event planning, and project management. She is a problem solver, effective communicator, relationship builder, and has strong interpersonal skills.

Before working at SVN Core 3, Jill had the experience of working with the SVN Core 3 team firsthand through her former employer. She explains, "The company I worked for moved to a new commercial building, and the new space required an extensive renovation." Jill got to know the team well during this time and said, "The professionalism, efficiency, and attention to detail that the team upheld throughout the entirety of the project was top-notch."

Because of the lasting impression SVN Core 3 made on Jill, she joined the team as a Commercial Property Manager in February of 2020.

Jill's favorite part of her position is the long-term relationships she builds with tenants, owners, and clients. She also enjoys the search for the perfect property fit for her clients. In addition to her role as our Commercial Property Manager, Jill is a licensed Real Estate Broker with a primary focus on Industrial and Land.

Jill and her husband Bob together have 3 children. They enjoy spending time with family, friends and their yellow lab Bonnie.

SVN | Core 3

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DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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