

2224 W College Ave, Normal, IL 61761

\$7



ACTV		Industrial Zoning	M2 Actual Zoning	Approx. SqFt	Built 1988
Office/Tech			Orig. Rental Price: \$10		
MLS #:		12257708	List Date: 12/18/2024		
Township:			Listing Market Time: 496		
Ownership:			Total Market Time: 496		
Subtype:		Office, Other	Lease SqFt Yearly: 69156		
# Stories:		1	Monthly Rent Price: \$4,600		
# Units:			Est. Ann. Passthru. \$/SF:		
# Tenants:			Total Taxes:		
Min Rent SqFt:		2683	Max Rent SqFt: 69156		
Unit SqFt:		69156	List Price Per SF: \$0		
			Sold Price Per SF: \$0		

Spacious industrial warehouse and updated office space with kitchenette. Main area a large community work space with a conference room, private office, and plenty of storage. This space also includes two ADA assessable bathrooms. Tenant would be responsible for all maintenance and utilities minus structural maintenance. The property is located adjacent to Rivian Auto Factory. Easy access to interstate highways 55,74, and 39. Back up generator services some of the space. All lease terms to be negotiated between Tenant and Landlord. Square footage is approx. Electrical service varies by space. The space does not have a hot water heater. Approx. 69,000 square feet of warehouse available as well. Price per square foot may be adjusted by area and access to docks and doors. This space may be divided by office space/ warehouse space Office 2,683 Warehouse Space 1 - 57,560 Warehouse Space 2 - 11,596 Both warehouse spaces come with an office space within the above square footage. Information in the mls believed accurate, but not guaranteed.

General

Area:	6121	Net Rentable Area:	
County:	McLean	Investment (Y/N):	
Township:		User (Y/N):	
Zoning Type:	Industrial	Approximate Age:	36-50 Years
Actual Zoning:	M2	Ownership Type:	
Approx Year Built:	1988	Frontage/Access:	
Built Before 1978 (Y/N):	No	Current Use:	
Lease Type:	N/A	Potential Use:	
Estimated Cam/Sf:	\$2	Known Encumbrances:	
Estimated Tax/Sf:	\$1	Client Needs:	
Gross Rentable Area:		Client Will:	
Directions:	Veterans parkway to College West	Geographic Locale:	Central Illinois
Relist (Y/N):		Location:	
MIRA Zoning:	M2	PIN:	
Mobility Score:	-	Multiple Pin Numbers:	

Exterior Features

Lot Dimensions:

Acreage:

Lot Sq Ft:

Approx Total Bldg Sq Ft:

Of Stories: 1

Of Drive In Doors: 0

Of TL Docks: 6

Construction:

Exterior Building Type:

Interior Info

Of Units:

Of Tenants:

Extra Storage Spaces Available (Y/N):

Utilities/Green

Air Conditioning: Central Air

Electrical Service: Circuit Breakers, 201-600 Amps, 3 Phase

Heat/Ventilation: Central Bldg Heat

Fire Protection: Sprinklers-Wet

Water Drainage:

Utilities To Site:

Tenant Pays: Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial

Financial

Gross Rental Income \$:

Total Monthly Income:

Total Annual Income:

Net Oper Income \$:

Cap Rate:

Listing Info

Foundation:

Roof Structure:

Roof Coverings:

Docks:

Misc Outside:

Of Parking Spaces:

Indoor Parking:

Outdoor Parking:

Parking Ratio:

Misc Inside:

Floor Finish:

HERS Index Score:

Green Supporting Documents:

Energy/Green Building Rating Source:

Green Features:

Gas Supplier: Nicor Gas

Electric Supplier: Cornbelt Electric

Taxes:

Total Annual Exp:

Expense Source:

Loss Factor:

Property Offered:	For Lease Only
Original List Price:	
Original Rent Price:	\$10
List Price:	
Rental Price (\$ per SF/Year):	\$7
List Date:	12/18/2024
List Date Rcvd:	12/18/2024
List Mkt Time:	496
Closed Date:	
Rented Date:	
Contract Date:	

Off Market Date:	
Contingency:	
Financing:	
Concessions:	
Sales Terms:	
Possession:	
Broker Owned/Interested:	No

Office/Sales

Broker to Broker Remarks: This space may be divided by office space/ warehouse space Office 2,683 Warehouse Space 1 - 57,560 Warehouse Space 2 - 11,596 Both warehouse spaces come with an office space within the above square footage.

Broker:	BHHS Central Illinois, REALTORS (97004) / (tel:)
List Broker:	Sherye Przybyla (970234) / (309) 242-4443 (tel:(309) 242-4443) / sheryep@aol.com (mailto:sheryep@aol.com)
CoList Broker:	/ (tel:)
More Agent Contact Info:	
Addl. Sales Info.:	
Lock Box:	
Lock Box Location:	None
Showing Instructions:	By Appt only - contact listing agent
Display of 3rd Party Advert. on Listing Detail Page:	
Does your seller agree to allow automated valuation models for their listing on Virtual Office Websites?:	Yes
Does your seller agree to allow comments on their listing on Virtual Office Websites?:	Yes
Does your seller agree to allow display of price history on IDX?:	Yes
Does your seller agree to allow display of market time on IDX?:	Yes
Does your seller agree to allow display of automated valuation models on IDX?:	Yes
Does your seller agree to their listing remarks being displayed on Virtual Office Websites?:	Yes
Does your seller agree to allow their listing address being displayed on Virtual Office Websites?:	Yes
Does your seller agree to their listing being displayed online?:	Yes
Does your seller agree to listing comments being displayed on public consumer sites?:	Yes

Information:	Short Notice OK
Cont. to Show?:	
Expiration Date:	12/31/2026
Does your seller agree to their listing address being displayed online?:	Yes
Call for Rent Roll Info:	
Does your seller agree to their listing being displayed on Virtual Office Websites?:	Yes
Does your seller agree to listing remarks being displayed online?:	Yes
Listing Type:	Exclusive Right to Lease
Holds Earnest Money:	
Auct. Avail. Show:	

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Prepared By: Sherye Przybyla | BHHS Central Illinois, REALTORS | 04/27/2026 10:10 AM