

Executive Summary

Property Overview

5001 Meadowland Parkway is a 76,845 SF office facility located within Butler Industrial Park in Marion, Illinois. Originally developed as a single-tenant call center, the property offers a highly functional office layout, abundant surface parking, and infrastructure designed to accommodate a significant employee population.

The building is well suited for a **corporate headquarters, customer service or call center operation, healthcare administration, educational institution, governmental agency, financial services operation, or other large-scale office users.**

The property's configuration also creates opportunities for **adaptive re-use for distribution, light manufacturing, assembly, or other commercial applications**, subject to zoning and building requirements. High ceilings, an existing dock door, expansive parking, and the property's location within Butler Industrial Park, provides additional flexibility for alternative uses.

Large office facilities of this size and quality are uncommon in the Southern Illinois market. **5001 Meadowland Parkway represents an exceptional opportunity for an owner-user, investor, or organization seeking a highly functional, strategically located, commercial asset.**

Offering Summary

Sale price: \$4,500,000

Building Size: 76,845 SF

Year Built: 2003

Lot Size: 12.17 Acres, 530,125 SF, 662 x 800

Zoning: C-1 (General Commercial District)

Parcel Identification Number: 06-17-200-023

Location Overview

Fronting 5001 Meadowland Parkway, the property benefits from immediate access to West Marion's established office and medical corridor, with nearby banking and airport connectivity. Surrounded by insurance, healthcare, restaurants, ballparks, event centers, golf courses, and many other professional users, the location offers strong convenience, business credibility, and appeal for tenants prioritizing accessibility and service integration.

Location Details

- Located just 0.27 miles from the six-lane Illinois Route 13 (DeYoung Street) and Old Illinois Route 13 (West Main Street)
- Direct access to Interstate 57, approximately 3 miles from the property.
- Three I-57 interchanges serve Marion, including a Single Point Interchange and Diverging Diamond
- Available rail-related services include trans-loading, railcar repair, and high-rail conversion services.
- Veterans Airport of Southern Illinois (MVA) is located directly across Illinois Route 13. The airport provides daily jet service to Chicago O'Hare and features an approximately 8,500-foot runway capable of accommodating large aircraft.
- <10 mi. – Interstate 24
- <40 mi. – Interstate 64
- 12 mi. – Southern Illinois University
- 5mi. – John A. Logan College
- 1 mi. – Deaconess Illinois Medical Center
- Gateway to Shawnee National Forest
- In close proximity to Crab Orchard National Wildlife Refuge
- Less than 10 miles to Lake of Egypt with 2300 acres, 90 miles of shoreline

Infrastructure & Municipal Services

- Asphalt paved streets with concrete curbs throughout the park
- City-maintained park roadways
- City of Marion police and fire protection
- Electric: Ameren Illinois/Southeastern Illinois Electric Cooperative
- Natural Gas: Ameren Illinois
- Water: City of Marion
- Sanitary Sewer: City of Marion

Workforce, Education, & Business Environment

Workforce

- **Butler Industrial Park** is positioned with a strong regional workforce and education network and is home to several businesses including a **1.3 million square foot facility**, distribution operations, manufacturing facilities, a claims processing center, and business office operations.
- **Deaconess Illinois Medical Center** is approximately one mile east of the park.
- The **Marion VA Medical Center** serves veterans throughout Southern Illinois, Southeast Missouri, Western Kentucky, and Southern Indiana regions.
- **Within a 60-minute drive of Butler Industrial Park**, businesses have access to a substantial regional population and workforce.
- **Population within 60-minute drive: 533,851**
- **Civilian Labor Force: 243,019**

Leading Employers

- Aisin U.S.A., Inc
- Marion Pepsi Cola
- U.S. Veterans Medical Center
- Marion School District
- Deaconess Illinois Medical Center
- Wal-Mart Supercenter
- U.S. Department of Justice Federal Prison
- General Dynamics
- John A. Logan College
- Illinois State Office Building
- Southern Illinois University
- Southern Illinois Healthcare

Education Network

- **Southern Illinois University Carbondale (SIU)** is approximately 12 miles west via Illinois Route 13. SIU is a major regional research university with extensive academic, research, workforce development, and industry partnership.
- A network of four community colleges, **John A. Logan College, Shawnee Community College, Southeastern Illinois College, and Rend Lake College**---provides additional workforce training and talent development resources throughout the region.
- **John A. Logan College** is approximately five/ miles west of the park and provides career and technical education, industrial training, and workforce development programs.

Investment & Growth

Marion continues to experience significant private and public investment, including:

- Rental Housing Developments
- Continued residential growth, including expansion of established subdivisions such as **Morningside**
- **A \$60 million Marion High School facility**
- Nine parks are operated by the Marion Park District
- Ongoing downtown redevelopment and investment
- Regional healthcare, retail, dining, entertainment, and recreation amenities
- **Marion Illinois Star Bond Project**

Quality of Life

Marion's community amenities include:

- **Tower Square Plaza**
- **Marion Cultural and Civic Center**
- **The HUB Recreation Center**
- **Kokopelli Golf Course and Club House**
- **Marion Carnegie Library**
- **Boyton Street Community Center**
- **The Pavilion**
- **Club 60 (Senior Center)**
- **Crab Orchard Greenway**
- **Market Street Conservatory**
- Numerous parks, trails, recreational facilities, restaurants, and locally owned businesses

With convenient interstate access, regional air service, and proximity to multiple metropolitan areas such as Chicago, St. Louis, Nashville, & Memphis, **Marion truly sits at the midpoint of everything!**