



# Single-Tenant Industrial Investment



**1008 Wylie Drive**

**BLOOMINGTON, IL 61705**

**PRESENTED BY:**

**JILL SPRATT**

O: 309.590.7900 x302

[jill.spratt@svn.com](mailto:jill.spratt@svn.com)

## PROPERTY SUMMARY

### 1008 WYLIE DRIVE

BLOOMINGTON, IL 61705

#### OFFERING SUMMARY

<b>PRICE:</b>	\$3,461,461.40
<b>TENANCY:</b>	Single Tenant 100% Occupied
<b>BUILDING SIZE:</b>	13,440 SF
<b>LOT SIZE:</b>	1.57 Acres
<b>PRICE / SF:</b>	\$257.55
<b>CAP RATE:</b>	6.35%

## PROPERTY SUMMARY

This prime commercial warehouse facility presents a turnkey investment opportunity with close proximity to interstates. Built in 2025, this 13,440-square-foot building sits on an 8-inch poured concrete ground slab and features a wood frame with enameled steel exterior walls and a metal roof. Designed for optimal logistics, the building offers a 24-foot average clearance height and three large overhead doors, including two dock doors and one 14' drive-in door. The property provides steady, established income through a long term lease. This combination of modern construction, strategic location, and stable long-term tenancy makes the property an exceptional addition to any investment portfolio.



# PROPERTY DETAILS & HIGHLIGHTS

<b>BUILDING ADDRESS</b>	1008 Wylie Drive Bloomington, Illinois 61705
<b>TENANT LEASE COMMENCEMENT</b>	July 31, 2025
<b>TENANT LEASE EXPIRATION</b>	July 31, 2036
<b>APN</b>	14-31-351-013
<b>YEAR BUILT</b>	2025

The newly constructed property at 1008 Wylie Drive presents a turnkey, single-tenant commercial warehouse investment offering exceptional stability and modern infrastructure for an investor's portfolio.

Built in 2025, the 13,440-square-foot facility sits on a 1.57-acre lot with close proximity to interstate access and features an 8-inch poured concrete ground slab, a 24-foot average clearance height, and three large overhead doors—two dock doors and one drive-in door specifically designed for optimal delivery logistics.

The interior is further equipped for immediate operational needs, boasting a wide-open warehouse with bright LED lighting, a fully sprinkled fire system, and a small office buildout with two restrooms.

From a financial perspective, investors will be highly attracted to the property's 100% occupancy secured by a long-term lease with a Fortune 500 company, Sherwin-Williams, spanning from July 2025 to July 2036. This lease guarantees established, escalating income, starting at a fixed monthly rent of \$17,920 for the first six years and increasing to \$18,816 for years seven through eleven, with additional structured increases available during extended terms.

Priced at \$3,461,461.40 (\$257.55/SF) with a 6.35% cap rate and a projected 2026 Net Operating Income of \$219,803, this asset provides an ideal combination of zero deferred maintenance, strategic location, and a reliable, escalating cash flow.



- Newly Constructed
- Large Circle Drive
- Optimal Warehouse Logistics
- Long Term Tenancy

# TENANT PROFILE



# SHERWIN WILLIAMS®

## TENANT HIGHLIGHTS

- Sherwin Williams has been operating for 160 years, founded in 1866
- By 1907, the company revenues top 10 million
- In 1925, Sherwin Williams was first traded on the American Stock Exchange
- Sherwin Williams is known for innovative new products such as the first resealable paint can, a paint shaker, Kem Tone, Roller-Koater Applicator and Acrylyd®
- In 1964, Sherwin Williams was listed on the New York Stock Exchange
- Sales top at 1 billion in 1977 and by 2013 they reached 10 billion
- The company operates over 5,000 stores and facilities globally
- Sherwin Williams is a Fortune 500 company

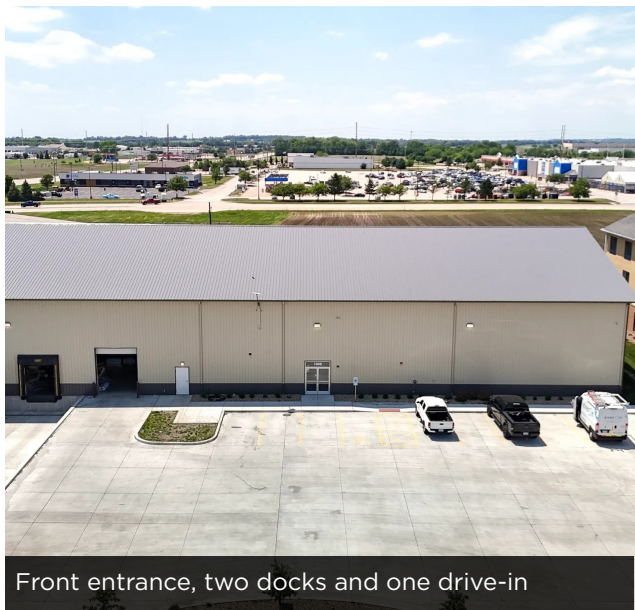
## TENANT OVERVIEW

<b>COMPANY:</b>	Sherwin Williams
<b>FOUNDED:</b>	1866
<b>LOCATIONS:</b>	Over 5,000 company operated stores and facilities globally
<b>TOTAL REVENUE:</b>	Company wide Total net sales for 2025 were over 23 billion
<b>NET WORTH:</b>	Approximately 79 billion
<b>LEASE RATE:</b>	Current \$17,920.00 monthly rent
<b>HEADQUARTERS:</b>	Cleveland, Ohio
<b>WEBSITE:</b>	<a href="https://corporate.sherwin-williams.com/us/en/our-company.html">https://corporate.sherwin-williams.com/us/en/our-company.html</a>

## RENT SCHEDULE

<b>YEARS 1-6</b>	\$215,040 Annually
<b>YEARS 7-11</b>	\$225,792 Annually
<b>EXTENDED TERMS(S)</b>	
<b>YEARS 12-16</b>	\$237,082 Annually
<b>YEARS 17-21</b>	\$248,936 Annually
<b>YEARS 22-26</b>	\$261,382 Annually
<b>YEARS 27-31</b>	\$274,452 Annually

# EXTERIOR PHOTOS



Front entrance, two docks and one drive-in



Very close proximity to interstate access



Overhead view of property



Maneuvering for deliveries made easy with large drive



New build in 2025

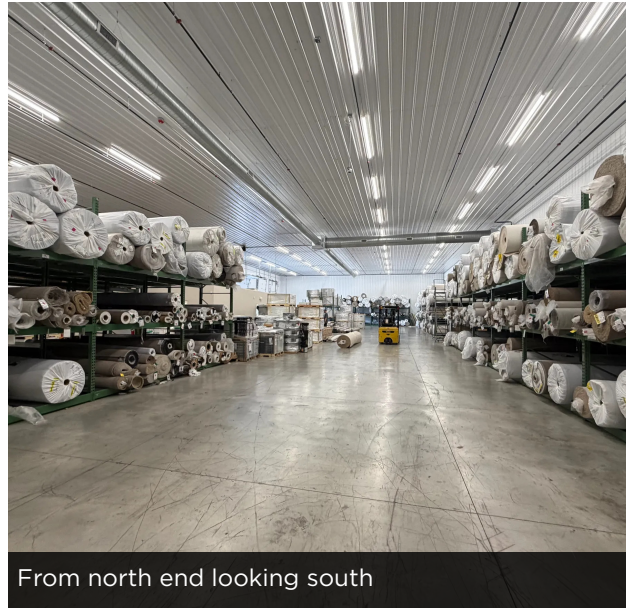


Back side of property

# INTERIOR PHOTOS



Wide open warehouse with bright LED lighting



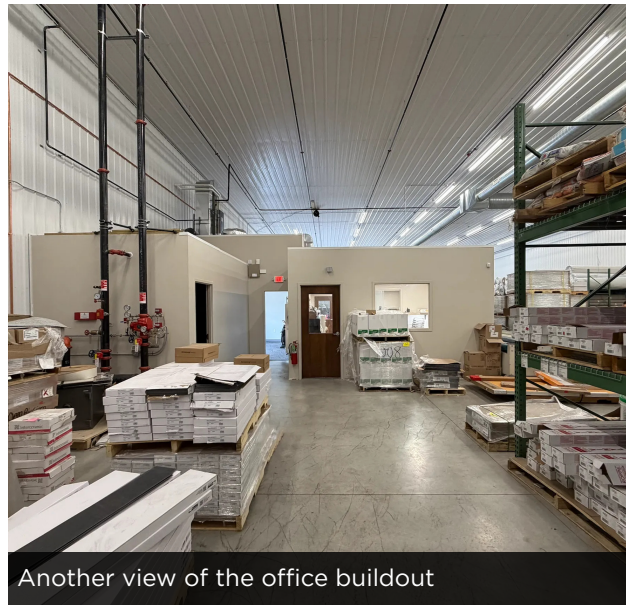
From north end looking south



Small office buildout with two restrooms



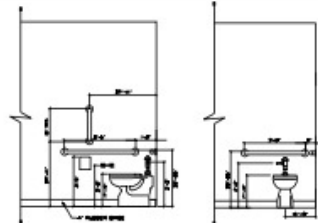
Full sprinkled, dry system in attic, wet below



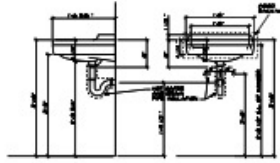
Another view of the office buildout



Front entrance



**ELEVATIONS - ACCESSIBLE TOILET**  
SCALE: 1/4" = 1'-0"



**CHINA SINK MOUNTING DETAIL**  
SCALE: 1/4" = 1'-0"

- NOTES:**
1. SINK IS TO BE MOUNTED 28" ± 1/2" FROM CENTER OF WALL.
  2. SINK APPROVED.
  3. SINK APPROVED FOR USE WITH 1/2" TEMPERED GLASS LENS, WALL/DOOR BARRIER.
  4. APPROVED SUPPLY WITH LABEL, CERT. AND FINISHING/PAINT SPECIFICATIONS.

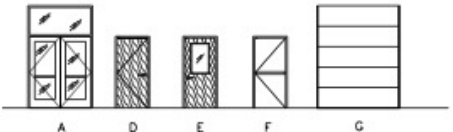


**TOILET ROOM SIGNAGE**  
SCALE: 1/4" = 1'-0"

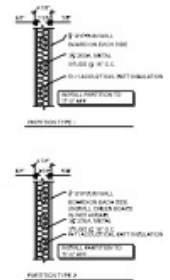
**DOOR SCHEDULE**

MARK	SIZE	TYPE	MATERIAL	SIZE	HARDWARE	REMARKS (SEE SECTION 4-7 DESIGN GUIDELINES)
1	3'-0" x 7'-0" x 1'-0"	A	ALUMINUM CLEAR FINISH	ALUMINUM	STANDARD LOCK	GLASS, AND EQUIPPED WITH GLASS MIRROR ABOVE.
2	2'-0" x 7'-0" x 1'-0"	C	SOLID CORE FLOOR, 3/4" WOOD GRAIN FINISH PER "A"	18 GA. WOOD METAL	SEALS LOCKSET, 20" HIGH METAL, 20" WIDE METAL	27" x 36" x 1/4" TEMPERED GLASS LENS, WALL/DOOR BARRIER.
3	2'-0" x 7'-0" x 1'-0"	C	SOLID CORE FLOOR, 3/4" WOOD GRAIN FINISH PER "A"	18 GA. WOOD METAL	SEALS LOCKSET, 20" HIGH METAL, 20" WIDE METAL	27" x 36" x 1/4" TEMPERED GLASS LENS, WALL/DOOR BARRIER.
4	2'-0" x 7'-0" x 1'-0"	C	SOLID CORE FLOOR, 3/4" WOOD GRAIN FINISH PER "A"	18 GA. WOOD METAL	SEALS LOCKSET, 20" HIGH METAL, 20" WIDE METAL	27" x 36" x 1/4" TEMPERED GLASS LENS, WALL/DOOR BARRIER.
5	2'-0" x 7'-0" x 1'-0"	C	SOLID CORE FLOOR, 3/4" WOOD GRAIN FINISH PER "A"	18 GA. WOOD METAL	SEALS LOCKSET, 20" HIGH METAL, 20" WIDE METAL	27" x 36" x 1/4" TEMPERED GLASS LENS, WALL/DOOR BARRIER.
6	2'-0" x 7'-0" x 1'-0"	C	SOLID CORE FLOOR, 3/4" WOOD GRAIN FINISH PER "A"	18 GA. WOOD METAL	SEALS LOCKSET, 20" HIGH METAL, 20" WIDE METAL	27" x 36" x 1/4" TEMPERED GLASS LENS, WALL/DOOR BARRIER.
7	2'-0" x 7'-0" x 1'-0"	C	SOLID CORE FLOOR, 3/4" WOOD GRAIN FINISH PER "A"	18 GA. WOOD METAL	SEALS LOCKSET, 20" HIGH METAL, 20" WIDE METAL	27" x 36" x 1/4" TEMPERED GLASS LENS, WALL/DOOR BARRIER.
8	2'-0" x 7'-0" x 1'-0"	B	SOLID CORE FLOOR, 3/4" WOOD GRAIN FINISH PER "A"	18 GA. WOOD METAL	PRIVACY 30"	DOOR CLOSER.
9	2'-0" x 7'-0" x 1'-0"	B	SOLID CORE FLOOR, 3/4" WOOD GRAIN FINISH PER "A"	18 GA. WOOD METAL	PRIVACY 30"	DOOR CLOSER.
10	2'-0" x 7'-0" x 1'-0"	F	18 GA. FLOOR WOOD METAL	18 GA. WOOD METAL	STANDARD LOCK	CLOSER WITH APPROX. 20% AIR INFLOW AND EXHAUST, 100% AIR SEAL, AND 100% AIR SEAL.
11	6'-0" x 10'-0"	E	HEAVY 20 GA. STEEL, SECTION	950	LATCH BAR	
12	6'-0" x 10'-0"	E	HEAVY 20 GA. STEEL, SECTION	950	LATCH BAR	
13	6'-0" x 10'-0"	E	HEAVY 20 GA. STEEL, SECTION	950	LATCH BAR	

ALL DOORS SHALL BE EQUIPPED WITH 1-1/2" PAIR MORTISE HINGES.

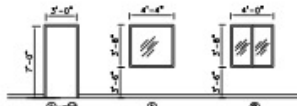


**DOOR TYPES**  
SCALE: 1/4" = 1'-0"

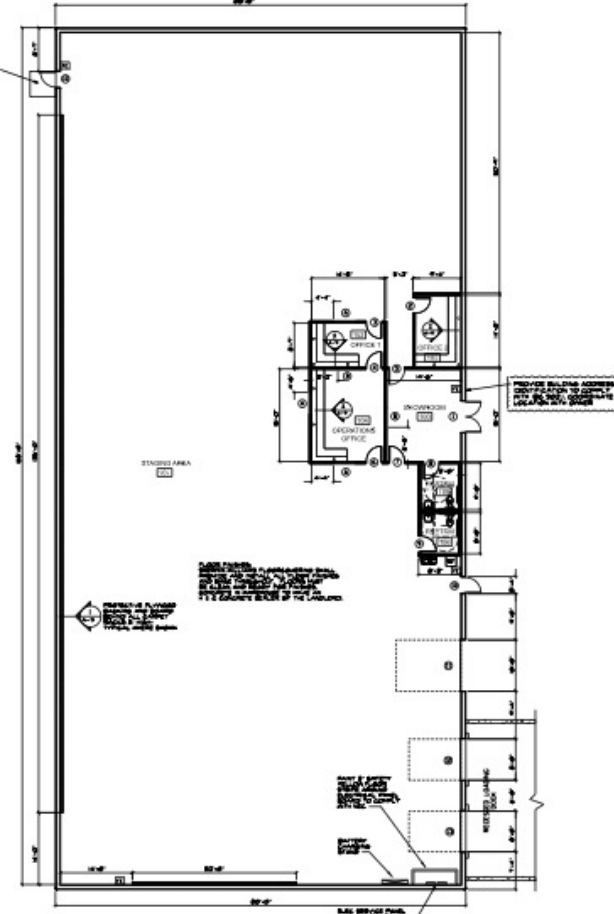


**WINDOW LEGEND**

- 1. 2" MINIMUM INSULATION VALUE
- 2. 2" MINIMUM INSULATION VALUE
- 3. 2" MINIMUM INSULATION VALUE
- 4. 2" MINIMUM INSULATION VALUE



**DOOR FRAME & WINDOWS**  
SCALE: 1/4" = 1'-0"



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**MALL LEGEND**

- 1. 2" MINIMUM INSULATION VALUE
- 2. 2" MINIMUM INSULATION VALUE
- 3. 2" MINIMUM INSULATION VALUE
- 4. 2" MINIMUM INSULATION VALUE

**A-1**  
 NEW BUILDING IMPROVEMENTS AT:  
 1008 WYLIE DRIVE  
 BLOOMINGTON, IL  
**D6** DESIGN  
 BRYAN W. DUNN, ARCHITECT  
 1100 PINE BLOSSOM CT  
 PRINCIPAL ARCHITECT  
 PRINCIPAL ARCHITECT



# Sale Comparables





**9525 COX SPRINGS ROAD, PEOSTA, IA**

Sale Price: \$1,855,000.00  
Price Per Square foot: \$193.23  
Cap Rate: 6.5%  
Square Footage: 9,600  
Year Built: 2018  
Tenancy: 100% Occupied  
Lease Type: Not disclosed  
Lot Acreage: 5.68



**142 S VAN BURAN AVE, BARBERTON, OH**

Sale Price: \$1,927,000.00  
Price Per Square foot: \$120.44  
Cap Rate: 6.41%  
Square Footage: 16,000  
Year Built: 1999  
Tenancy: 100% Occupied  
Lease Type: Not disclosed  
Lot Acreage: 2.23



**16608 E SPRAGUE AVE, SPOKANE VALLEY, WA**

Sale Price: \$2,658,000.00

Price Per Square foot: \$211.88

Cap Rate: 6.32%

Square Footage: 12,545

Year Built: 2019

Tenancy: 100% Occupied

Lease Type: NNN

Lot Acreage: 1.01



**201 STOKES AVE NW, FORT WALTON BEACH, FL**

Sale Price: \$9,810,000.00

Price Per Square foot: \$618.92

Cap Rate: 6.4%

Square Footage: 15,855

Year Built: 2025

Tenancy: 100% Occupied

Lease Type: NNN

Lot Acreage: 1.87

# INCOME & EXPENSES



## INCOME SUMMARY

2026 PROFORMA

RENTAL INCOME

\$215,040

INSURANCE REIMBURSEMENT

\$3,654

TAX REIMBURSEMENT

\$7,560

**GROSS INCOME**

**\$226,254**

## EXPENSES SUMMARY

2026 PROFORMA

MANAGEMENT FEES

\$6,451

**OPERATING EXPENSES**

**\$6,451**

**NET OPERATING INCOME**

**\$219,803**

# CENTRAL TO THREE MAJOR CITIES

## DRIVE TIMES



# RETAILER MAP



Google

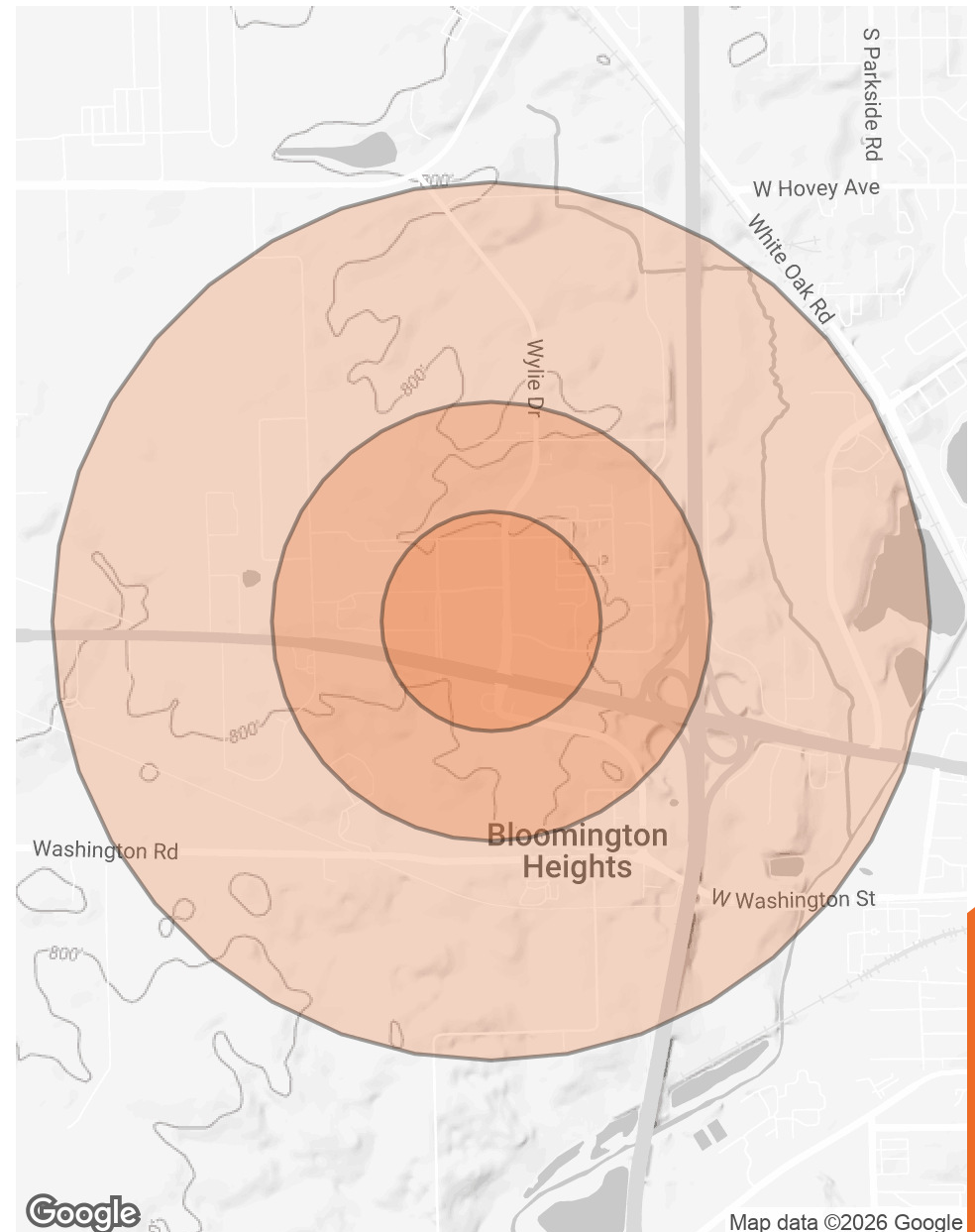
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	141	519	1,682
AVERAGE AGE	32.8	33.6	33.8
AVERAGE AGE (MALE)	30.9	32.2	31.7
AVERAGE AGE (FEMALE)	33.1	33.5	34.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	66	235	743
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$87,935	\$95,593	\$94,851
AVERAGE HOUSE VALUE	\$257,188	\$256,397	\$240,490

2023 American Community Survey (ACS)



## MEET THE ADVISOR



**JILL SPRATT**

Advisor

jill.spratt@svn.com

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 25 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**  
1707 E Hamilton Rd., #1A  
Bloomington, IL 61704



## DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

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 Proposal 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 Proposal, 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 Proposal 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 Proposal 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.



# Collective Strength, Accelerated Growth

1707 E HAMILTON RD., #1A  
BLOOMINGTON, IL 61704



[WWW.SVNCORE3.COM](http://WWW.SVNCORE3.COM)