LEASE

# 2,700 SF of Clear-Span Industrial Space

**1805 INDUSTRIAL PARK DR, STE D**

Normal, IL 61761

**PRESENTED BY:**

**TOM DIBBLE**
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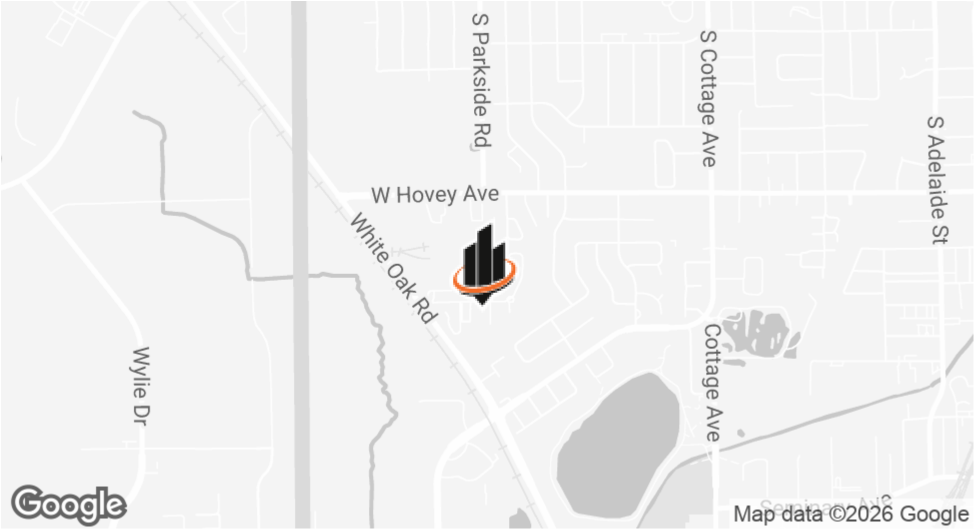
# PROPERTY SUMMARY




## OFFERING SUMMARY

| | |
|---|---|
| **LEASE RATE:** | $9.50 SF/yr (MG) |
| **BUILDING SIZE:** | 26,400 SF |
| **AVAILABLE SF:** | 2,700 SF |
| **LOT SIZE:** | 44,538 SF |
| **YEAR BUILT:** | 1991 |
| **ZONING:** | M-1 |
| **APN:** | 14-32-100-007 |

## PROPERTY OVERVIEW

2,700 SF industrial/flex space offering a clear-span layout with tall ceiling height, ideal for warehousing, light manufacturing, distribution, or flex-use tenants needing functional, no-frills space. The unit features a grade-level overhead door for easy loading/unloading, concrete flooring throughout, and LED high-bay lighting for bright, efficient operations. A small built-in office/utility room offers separated space for administrative work.. Positioned for tenants who need immediate functionality with room to build out to suit.

## PROPERTY HIGHLIGHTS

- Open floor plan with high ceilings, maximizing usable space for storage, equipment, or production.
- Grade-level overhead door access — Drive-in loading capability streamlines freight, equipment, and materials handling.
- Built-in office/utility area — Dedicated enclosed space for a front office, breakroom, or mechanical room within the industrial footprint.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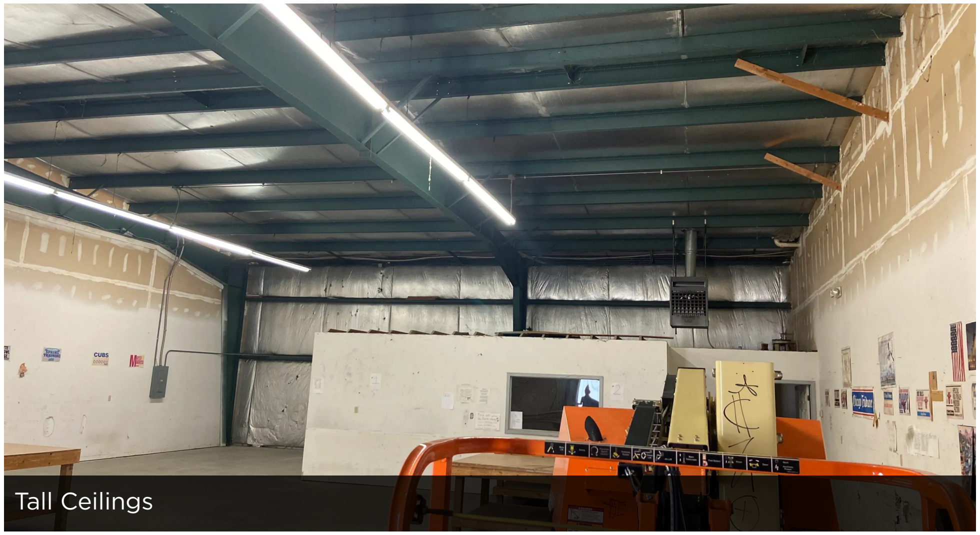
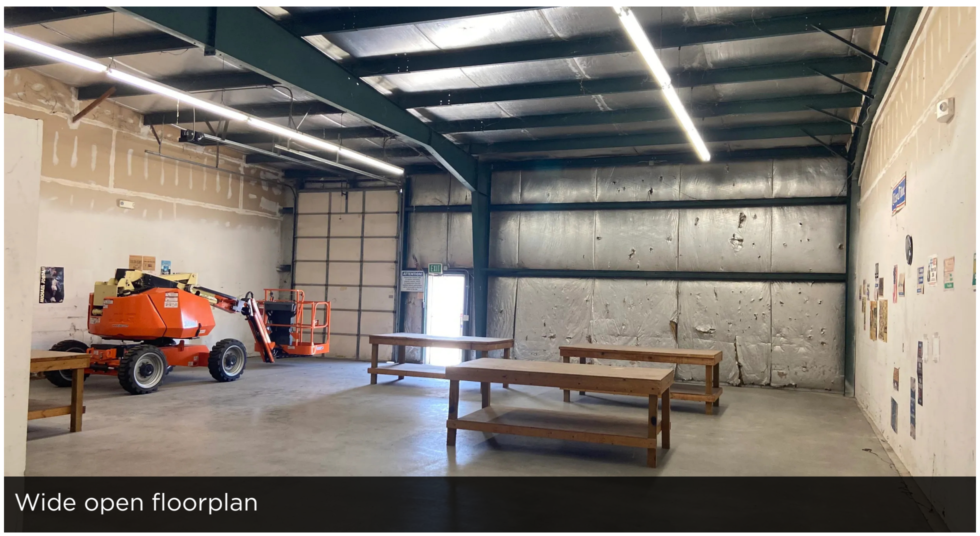
## ADDITIONAL PHOTOS



Tall Ceilings

Flexible office/bonus room



Wide open floorplan


Street side

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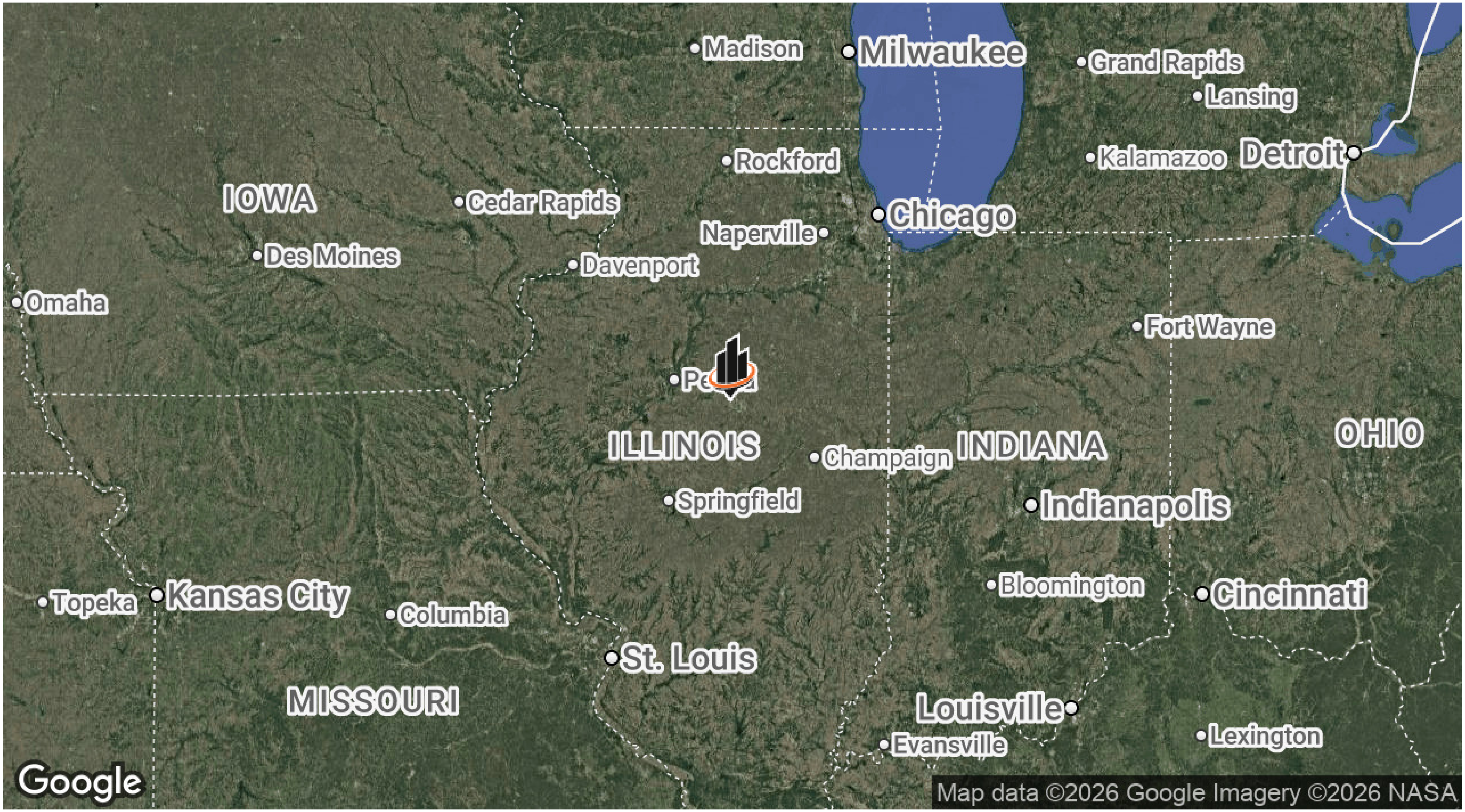
# LOCATION MAP

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# RETAILER MAP


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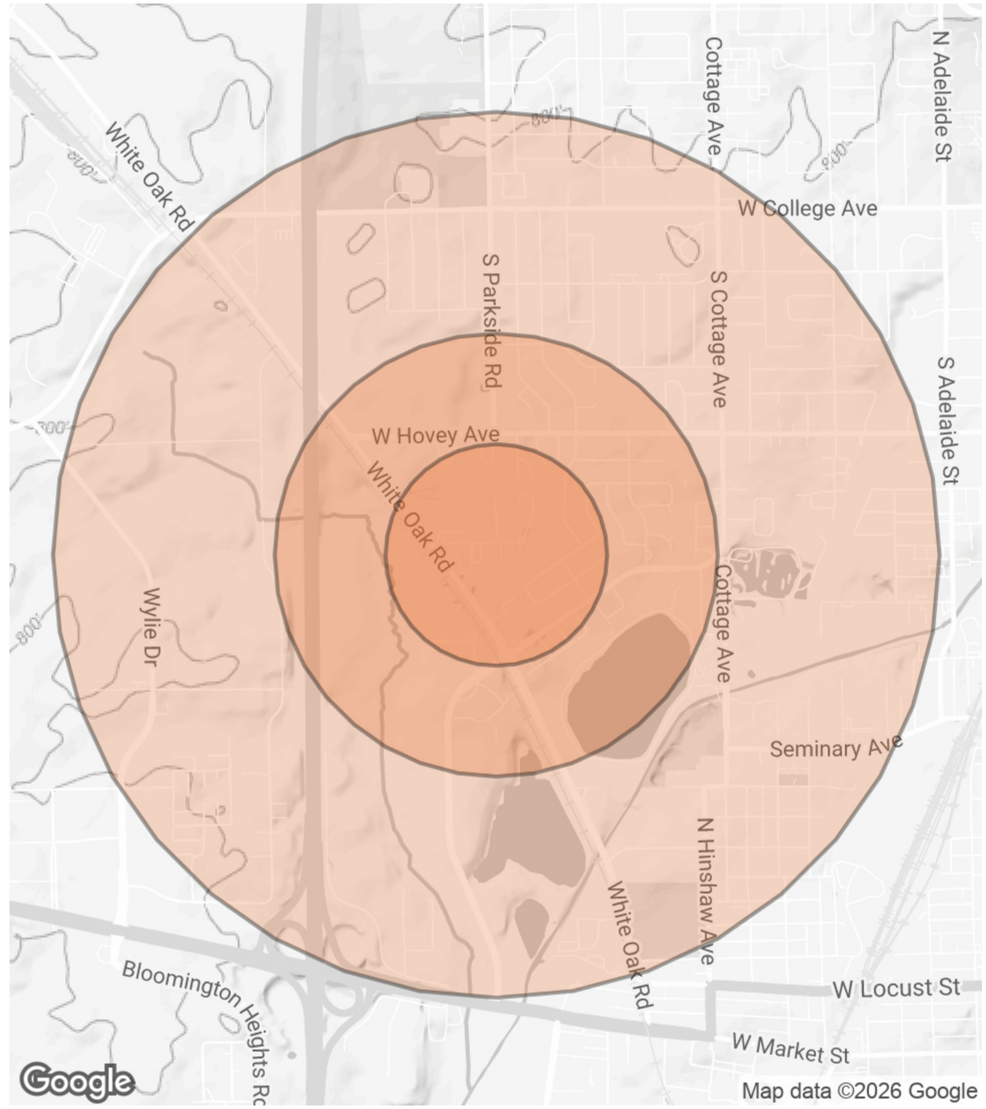
| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| TOTAL POPULATION | 327 | 1,542 | 6,905 |
| AVERAGE AGE | 31.3 | 36.6 | 37.2 |
| AVERAGE AGE (MALE) | 30.7 | 34.8 | 35.7 |
| AVERAGE AGE (FEMALE) | 31.2 | 36.9 | 37.5 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| TOTAL HOUSEHOLDS | 145 | 707 | 3,067 |
| # OF PERSONS PER HH | 2.3 | 2.2 | 2.3 |
| AVERAGE HH INCOME | $83,068 | $112,829 | $110,213 |
| AVERAGE HOUSE VALUE | $185,734 | $184,388 | $174,033 |

*2023 American Community Survey (ACS)*

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## TOM DIBBLE

Associate Advisor

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Direct: **309.262.4535**


## PROFESSIONAL BACKGROUND

Tom Dibble has been helping clients buy, sell, lease, and invest in real estate since 2009. Born and raised in Bloomington, Illinois, he brings deep local market knowledge, strong community connections, and firsthand business ownership experience to every client relationship.

As a Commercial Broker/Advisor with SVN Core 3 and a local business owner, Tom understands the challenges and opportunities facing business owners, investors, landlords, and property owners. His background in real estate, entrepreneurship, and property valuation allows him to provide practical advice and strategic guidance tailored to each client's goals.

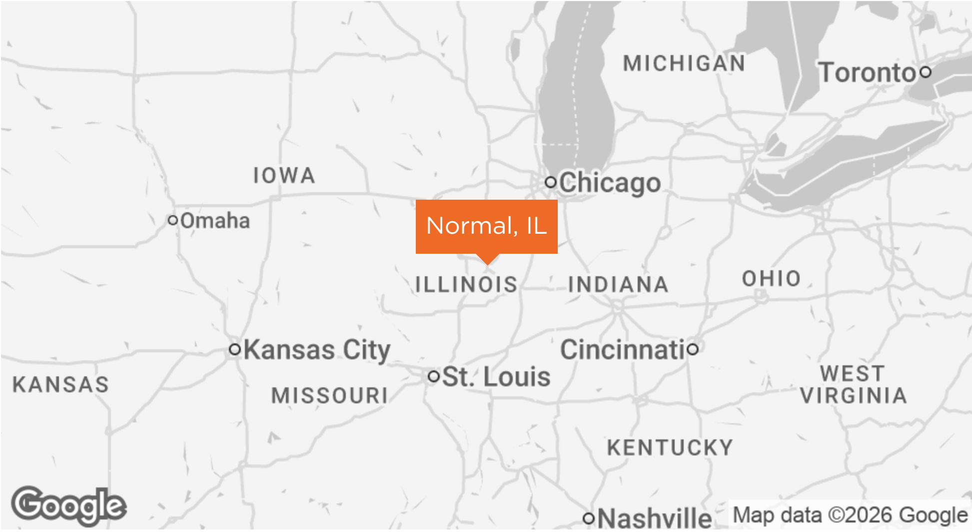
Known for his straightforward communication, responsiveness, and relationship-focused approach, Tom is committed to helping clients make informed and confident decisions. Over the years, he has built a strong network of local lenders, attorneys, contractors, inspectors, and business professionals, providing valuable resources that extend beyond the transaction.

A proud father of two, Tom remains actively involved in the Bloomington-Normal community he has called home his entire life. Whether buying, selling, leasing, or investing, his goal is simple: provide exceptional service, honest advice, and results that help clients achieve their real estate objectives.


**SVN | Core 3**
1707 E Hamilton Rd., #1A,
Bloomington, IL 61704

## 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 thestate 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: This 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.




## LOCATION DETAILS

| | |
|---|---|
| **COUNTY** | McLean |



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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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