

# 1505 EAST MAIN STREET

URBANA, ILLINOIS 61802



56.42  
ACRES

269,000  
TOTAL SF

\$6,500,000  
PURCHASE PRICE



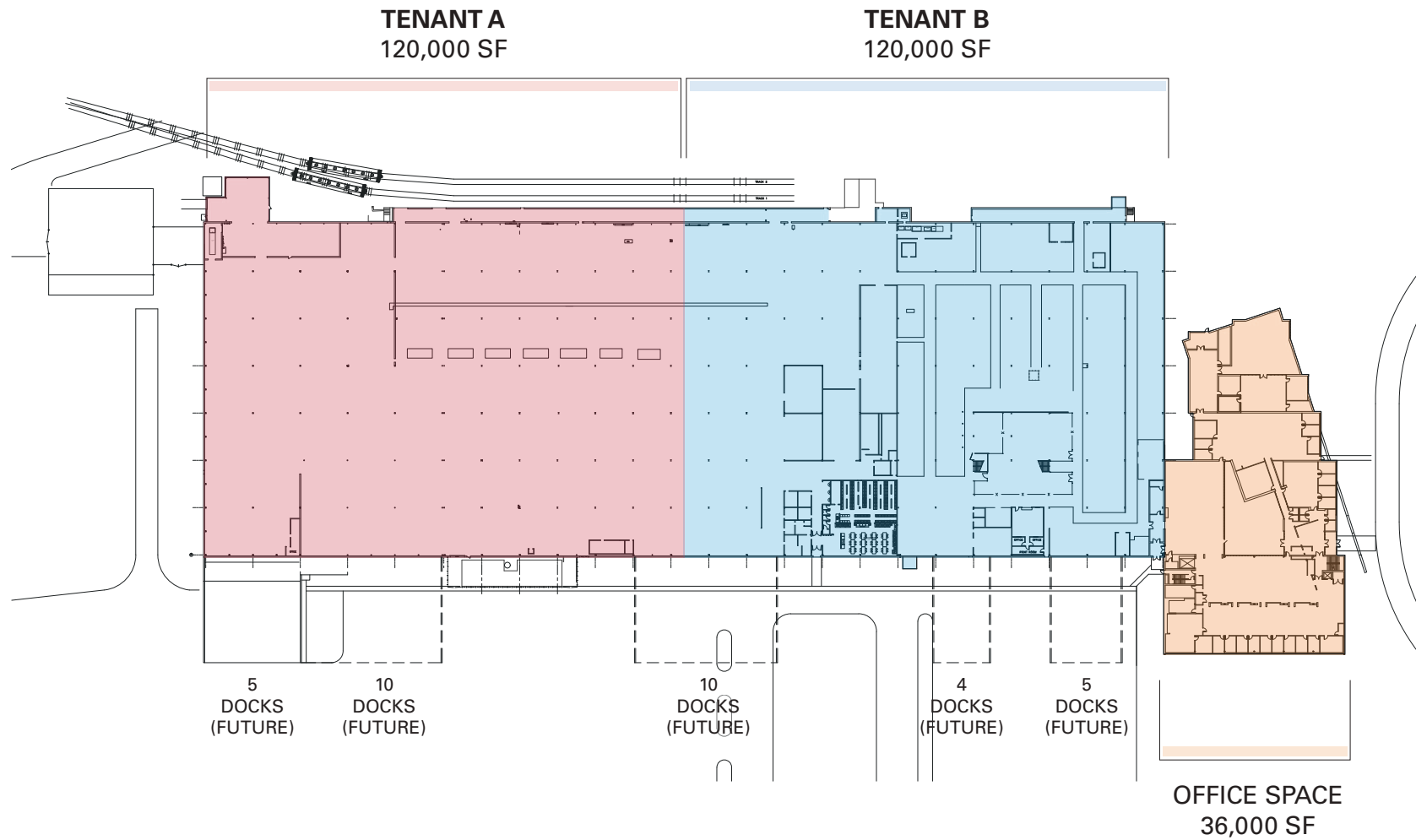
## SPECIFICATIONS

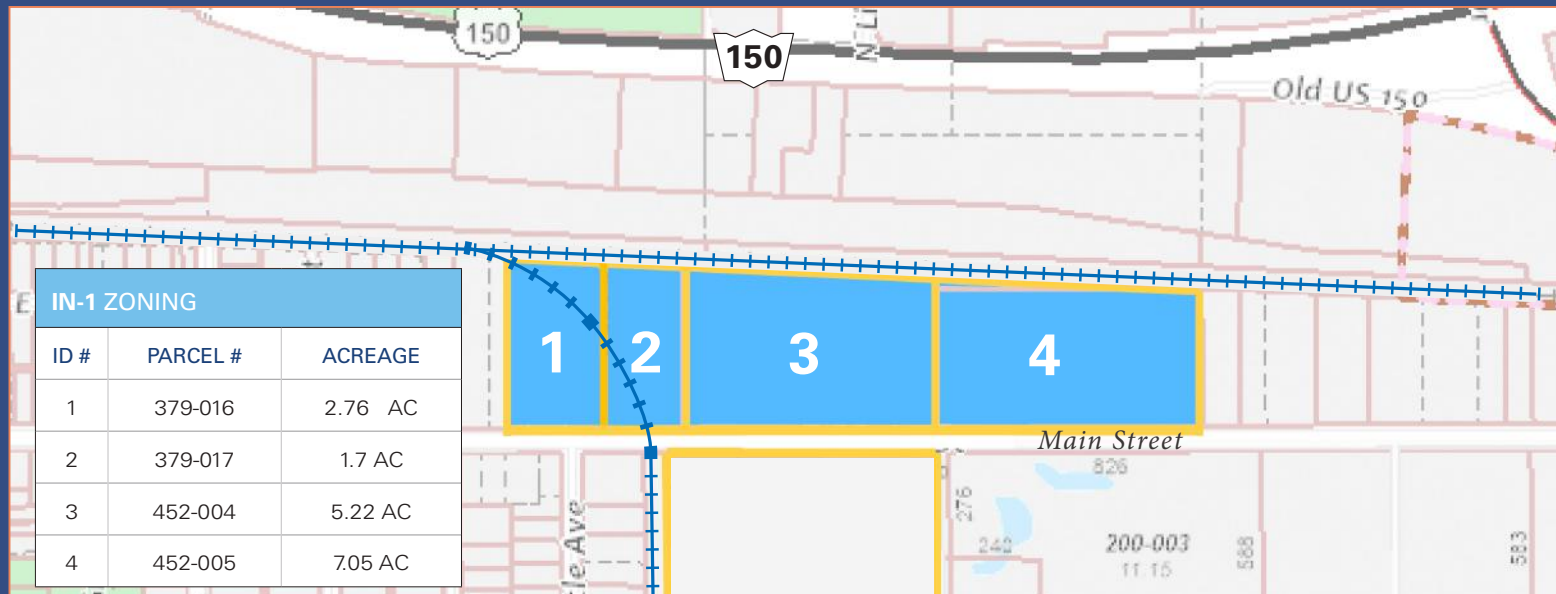
Status	Lease / Purchase
Lease Asking Rent	\$3.75 PSF Net
Purchase Asking Price	\$6,500,000
County / Submarket	Champaign County
Asset Type	Manufacturing / Office
Facility Square Footage	Total: 269,000 SF Ground Floor Office: 34,415 (+/-34,400) Second Floor Office: 16,774 (+/-16,775)
Site Size	56.42 AC (2,457,622.2 SF)
Power	Three (3) substations on site One (1) 5.25 mVA, 69 kV-480/277 volt substation style transformer per substation One (1) Padmounted transformer at 750 kVA Substations provide service to production area via eight (8) switchboards Four (4) switchboards at 2,500 amps - 480/277 volts Four (4) switchboard at 4,000 amps - 480/277 volts Transformer provides service to office via one (1) switchboard at 1,600 amps
FAR	10.95%
Year Built	1957 (66 Years) Renovated (1991)
Ceiling Height	12' – 14' Clear
Dock Doors	9
Drive-ins	4
Rail Doors	2
Zoning	IN-2 (Heavy Industrial)    IN-1 (Light Industrial)
Taxes (2022)	Parcel 022 - \$1,117.04 Parcel 021 - \$132,631.70 Parcel 005 - \$505.48 Parcel 004 - \$6,565.64 Parcel 017 - \$1,787.04 Parcel 016 - \$127.72

## Overview

- **OWNER WILL ENTERTAIN A SHORT-TERM LEASE BACK**
- **EXCESS LAND WITH POTENTIAL FOR EXPANSION, DEVELOPMENT / REDEVELOPMENT**
- **DIRECT RAIL ACCESS TO NORFOLK SOUTHERN RAIL NETWORK VIA MANSFIELD BRANCH**
- **HEAVY AND LIGHT INDUSTRIAL ZONING**
- **HEAVY POWER AND MANUFACTURING INFRASTRUCTURE**
- **PROXIMITY TO UNIVERSITY OF ILLINOIS**
- **LOCATED IN ENTERPRISE ZONE**
- **LIMITED AVAILABILITY OF MANUFACTURING FACILITIES IN THE REGION**
- **AVAILABILITY OF INCENTIVES**
- **GROWING TECHNOLOGY, FOODTECH, AND AI-FOCUSED RESEARCH AT UNIVERSITY OF ILLINOIS**
- **ADDITIONAL ±10,000 SF STANDALONE BUTLER BUILDING ADJACENT TO RAIL**

## Flexible Divisibility Options





The IN-1, Light Industrial/Office District is intended to provide land for employment centers related to research and development, engineering and testing, office uses, warehousing, and limited manufacturing and industrial activities that will not have an adverse effect on the district in which it is located. In addition, some low intensity commercial uses may be permitted in this district to provide convenient goods and services for employees and patrons in the zoning district. Higher intensity commercial uses are generally prohibited. Low intensity industrial uses are permitted by right or as a special use, depending on the attributes of the proposed land use.

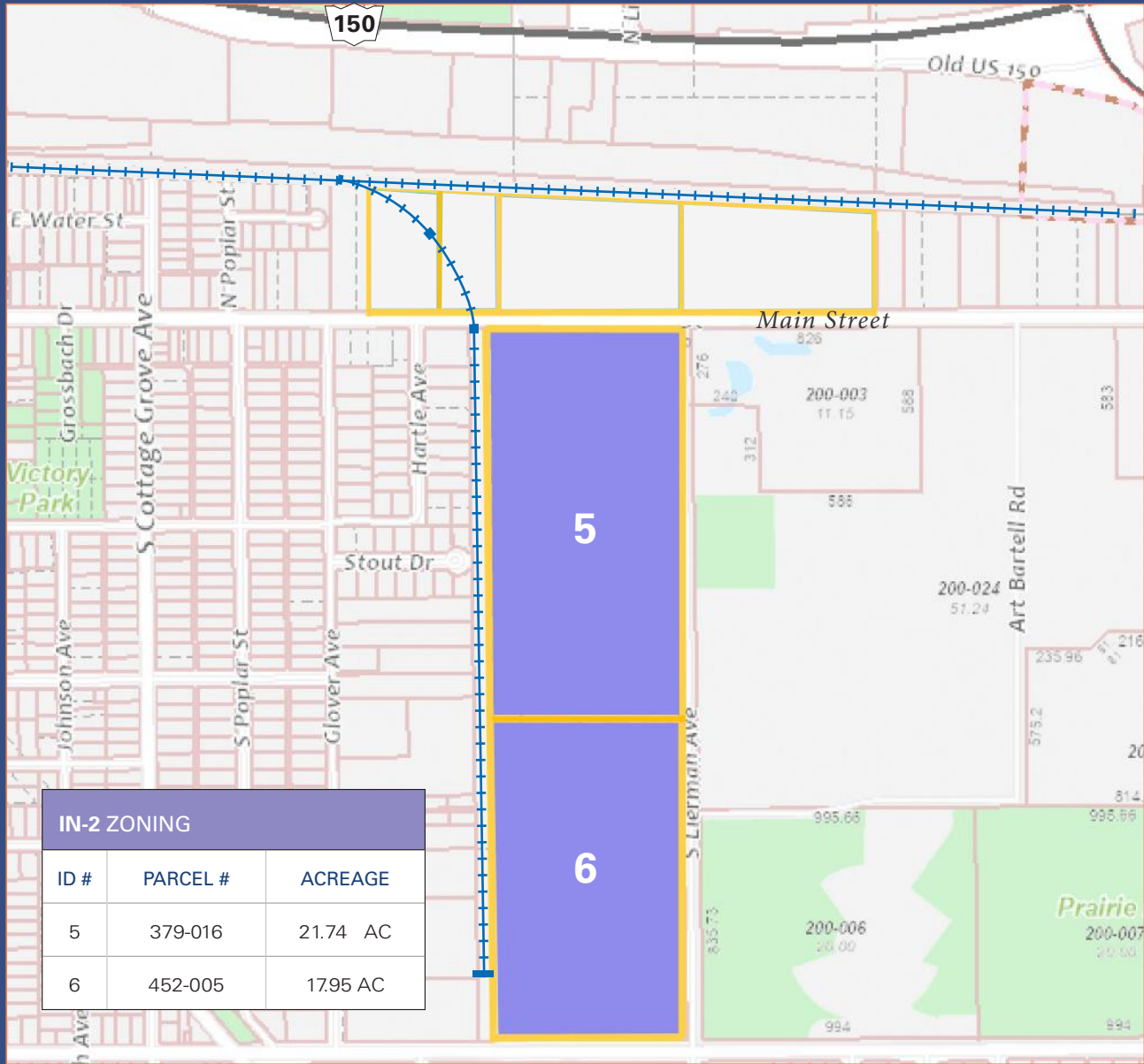


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IN-1 ZONING	
MINIMUM LOT SIZE IN SQUARE FEET	6,000
MINIMUM LOT IN WIDTH IN FEET	60
MAXIMUM HEIGHT OF PRINCIPLE STRUCTURE IN FEET	NONE
MAXIMUM FLOOR AREA RATIO	2.00
MINIMUM OPEN SPACE RATIO	NONE
REQUIRE YARDS (FEET) FRONT	15
REQUIRE YARDS (FEET) SIDE	5
REQUIRE YARDS (FEET) REAR	10



## THE PARCELS & ZONING



The IN-2, Heavy Industrial District is intended to provide land for employment centers for more intensive industrial uses that typically generate heavy demands on the transportation system, including the need for freight rail service. These uses may cause odors, dust, noise, and vibrations and generate significant amounts of truck and freight rail traffic. Land uses in this district should generally be separated from residential districts by land uses permitted in the IN-1 or B-3 zoning districts.

IN-2 ZONING		
ID #	PARCEL #	ACREAGE
5	379-016	21.74 AC
6	452-005	17.95 AC

IN-2 ZONING	
MINIMUM LOT SIZE IN SQUARE FEET	10,000
MINIMUM LOT IN WIDTH IN FEET	90
MAXIMUM HEIGHT OF PRINCIPLE STRUCTURE IN FEET	NONE
MAXIMUM FLOOR AREA RATIO	1.00
MINIMUM OPEND SPACE RATIO	NONE
REQUIRE YARDS (FEET) FRONT	25
REQUIRE YARDS (FEET) SIDE	NONE
REQUIRE YARDS (FEET) REAR	NONE



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## EXTERIOR PHOTOS



View  
Property  
Video

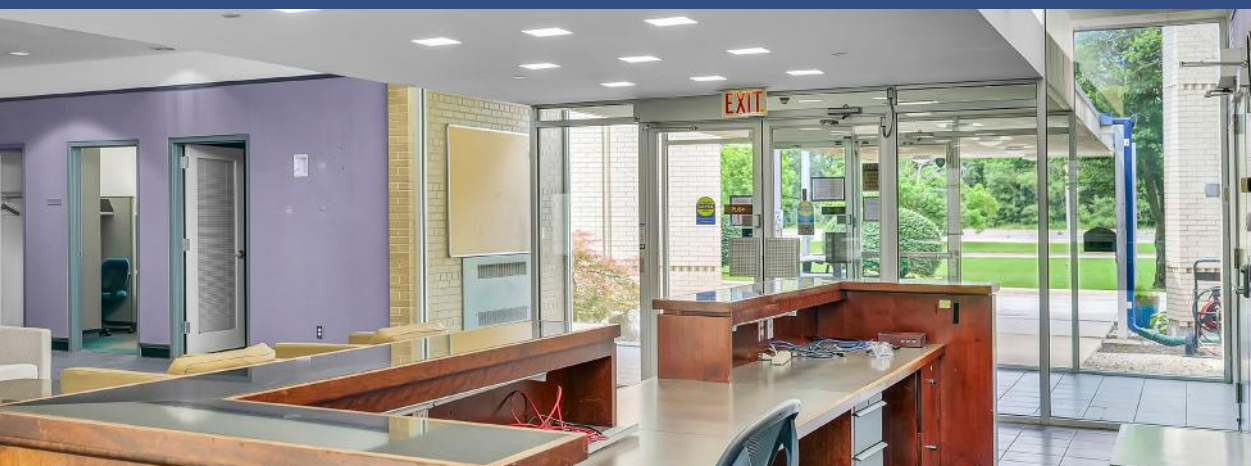
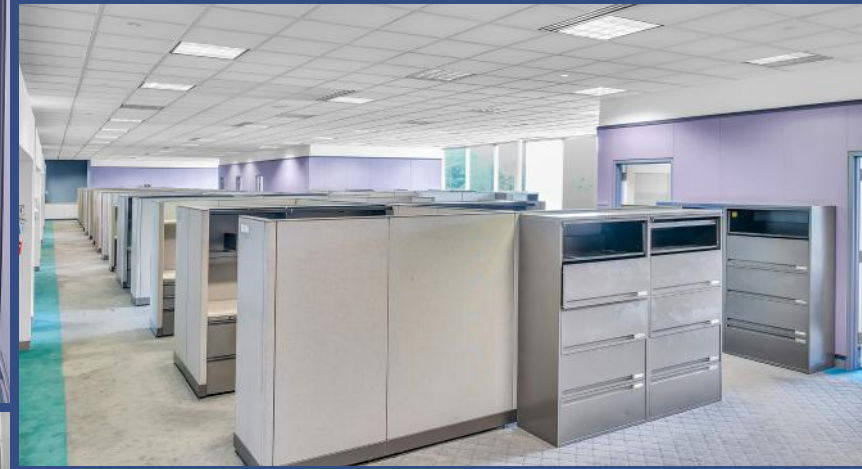


# NORTH & SOUTH EXCESS LAND AREAS



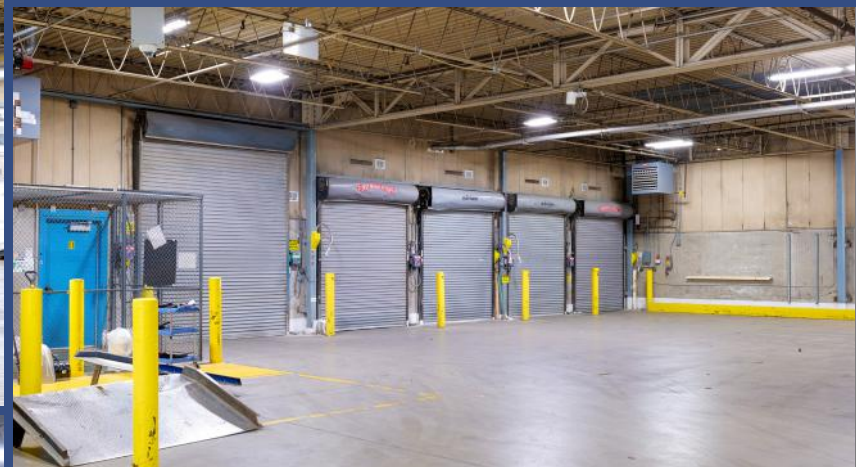


## OFFICE PHOTOS





## WAREHOUSE PHOTOS

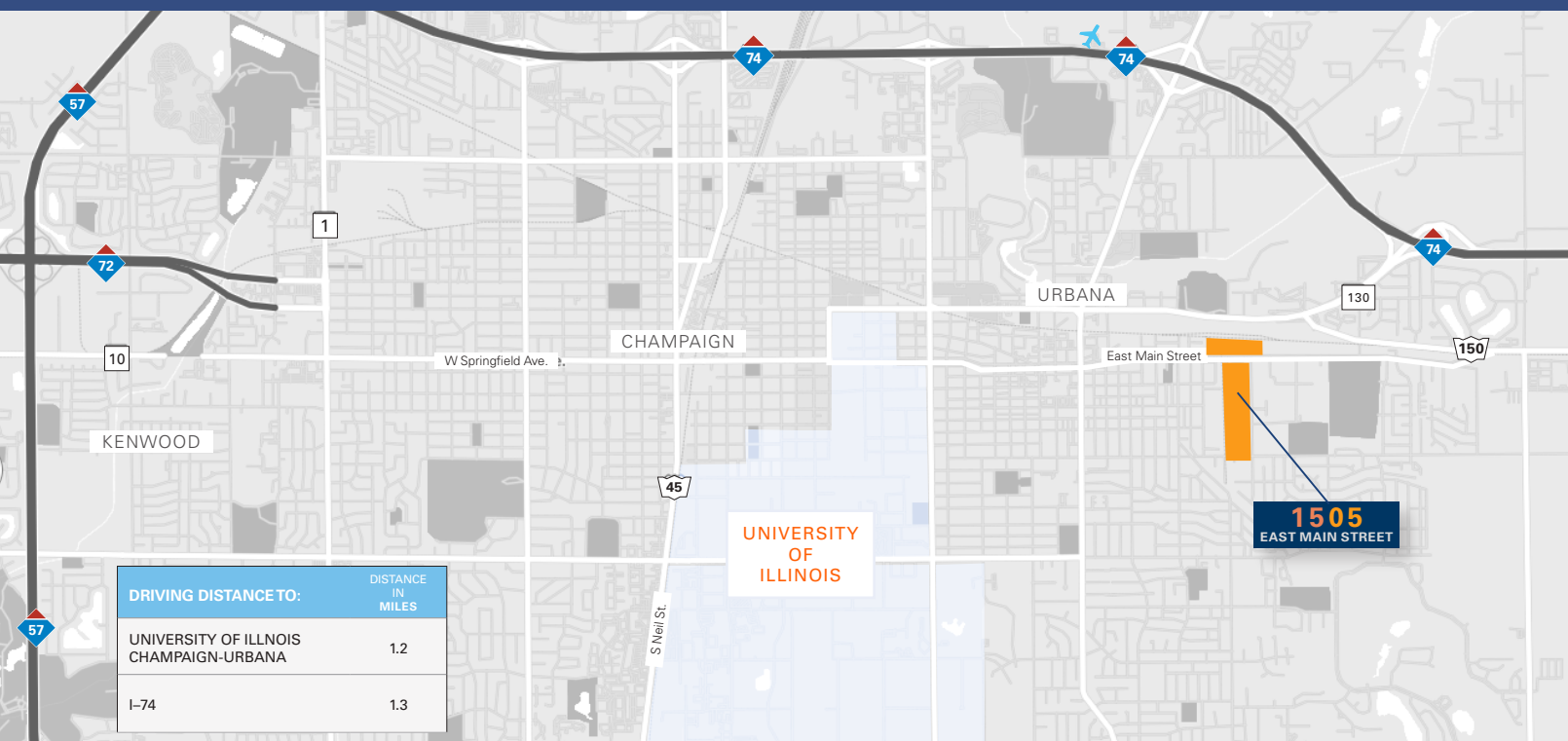




# Metropolitan Champaign–Urbana



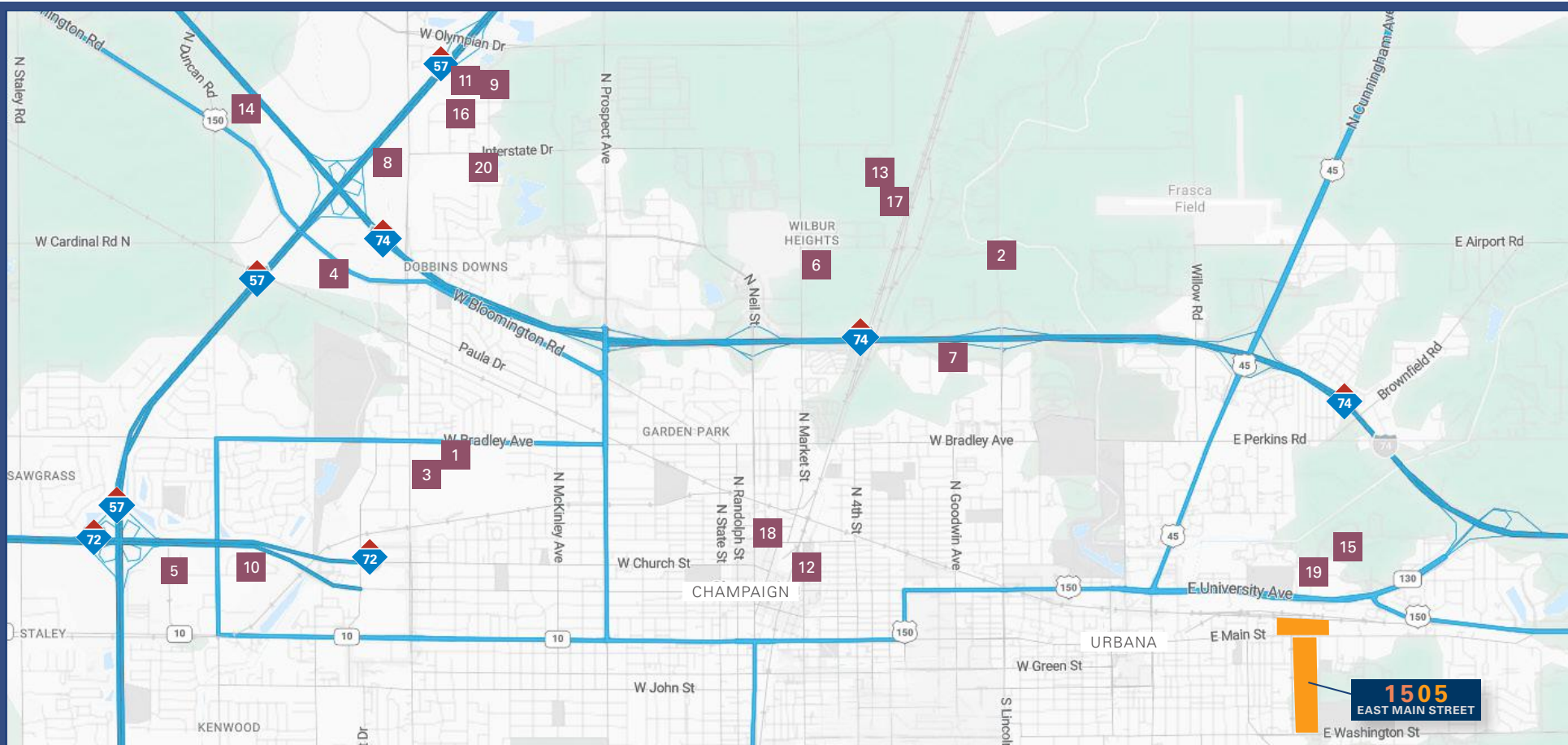
Since its founding in 1867, the University of Illinois Urbana-Champaign has earned a reputation as a world-class leader in research, teaching, and public engagement. Entrepreneurship flows from the classrooms to Research Park, a space that houses everything from Fortune 500 companies to student-founded startups. It is consistently ranked among the top five universities for NSF-funded research and our total annual research funding exceeds \$600 million.



**A LEADING  
TECHNOLOGY HUB  
THAT CULTIVATES  
STARTUPS AND  
ACCELERATES  
CORPORATE  
INNOVATION**



## Metropolitan Champaign–Urbana



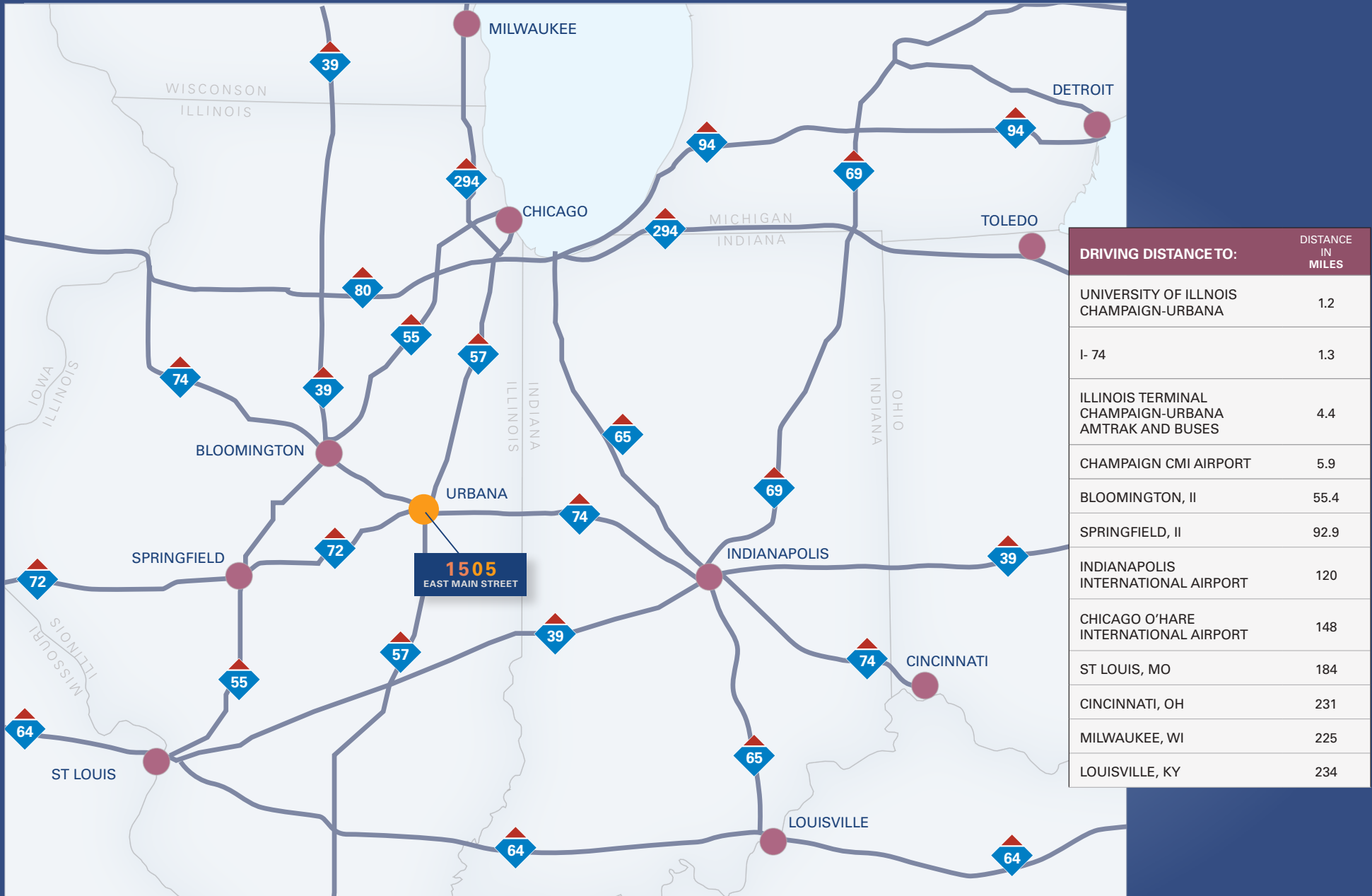
## MANUFACTURING &amp; DISTRIBUTION IN THE AREA

ID #	TENANT NAME	ADDRESS	SF OCCUPIED
1	Kraft Heinz	1701 W Bradley Ave Champaign, IL	1,630,000
2	United Natural Foods/ Supervalu	2611 N Lincoln Ave Urbana, IL	884,366
3	CJ Logistics	710 N Mattis, Champaign, IL	730,000
4	Plastipak Packaging	2309 W Bloomington Rd Champaign, IL	583,000
5	Plastipak Packaging	3310 W Springfield Ave Champaign, IL	451,000
6	Associated Transfer & Storage	301 Wilbur Ave Champaign, IL	387,174
7	FedEx	2007 N Federal Dr Urbana, IL	355,697

ID #	TENANT NAME	ADDRESS	SF OCCUPIED
8	Horizon Hobby	2904 Research Rd Champaign, IL	234,480
9	Advanced Filtration	3206 Farber Dr Champaign, IL	229,944
10	Caterpillar	102 S Duncan Rd Champaign, IL	223,250
11	White Cap	3209 Farber Dr Champaign, IL	184,912
12	Rainbow Agrichemicals	2802 W Bloomington Rd Champaign, IL	180,625
13	W Newell & Sons	3001 Apollo Dr Champaign, IL	175,416
14	Starfire Industries	3310 N Duncan Rd Champaign, IL	174,384

ID #	TENANT NAME	ADDRESS	SF OCCUPIED
15	Flex-N-Gate/Guardian West	601 Guardian Dr Urbana, IL	141,134
16	Vesuvius USA	1404 Newtown Dr Urbana, IL	90,000
17	Litania/Gill Sports	601 Mercury Dr Champaign, IL	82,420
18	Rogers Supply Company, Inc.	350 N Walnut St Champaign, IL	73,226
19	Flex-N-Gate/Guardian West	1306 E University Ave Urbana, IL	64,904
20	Premier Print Group	3104 Farber Dr Champaign, IL	44,758

# Strategically Positioned in the Midwest



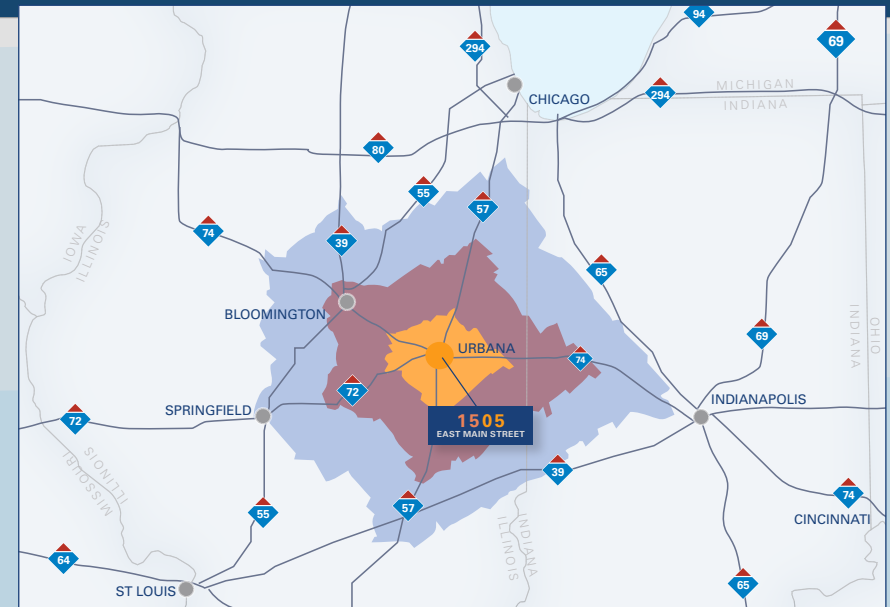
# Area Workforce & Commute



The Illinois Terminal in Champaign is a MTD Bus and Amtrak Rail hub for the Champaign-Urbana area giving a diverse population of millions access to the area.



The #s 5, 6, 7, 50, 70 bus routes directly serve The Property with stops on East Main Street.



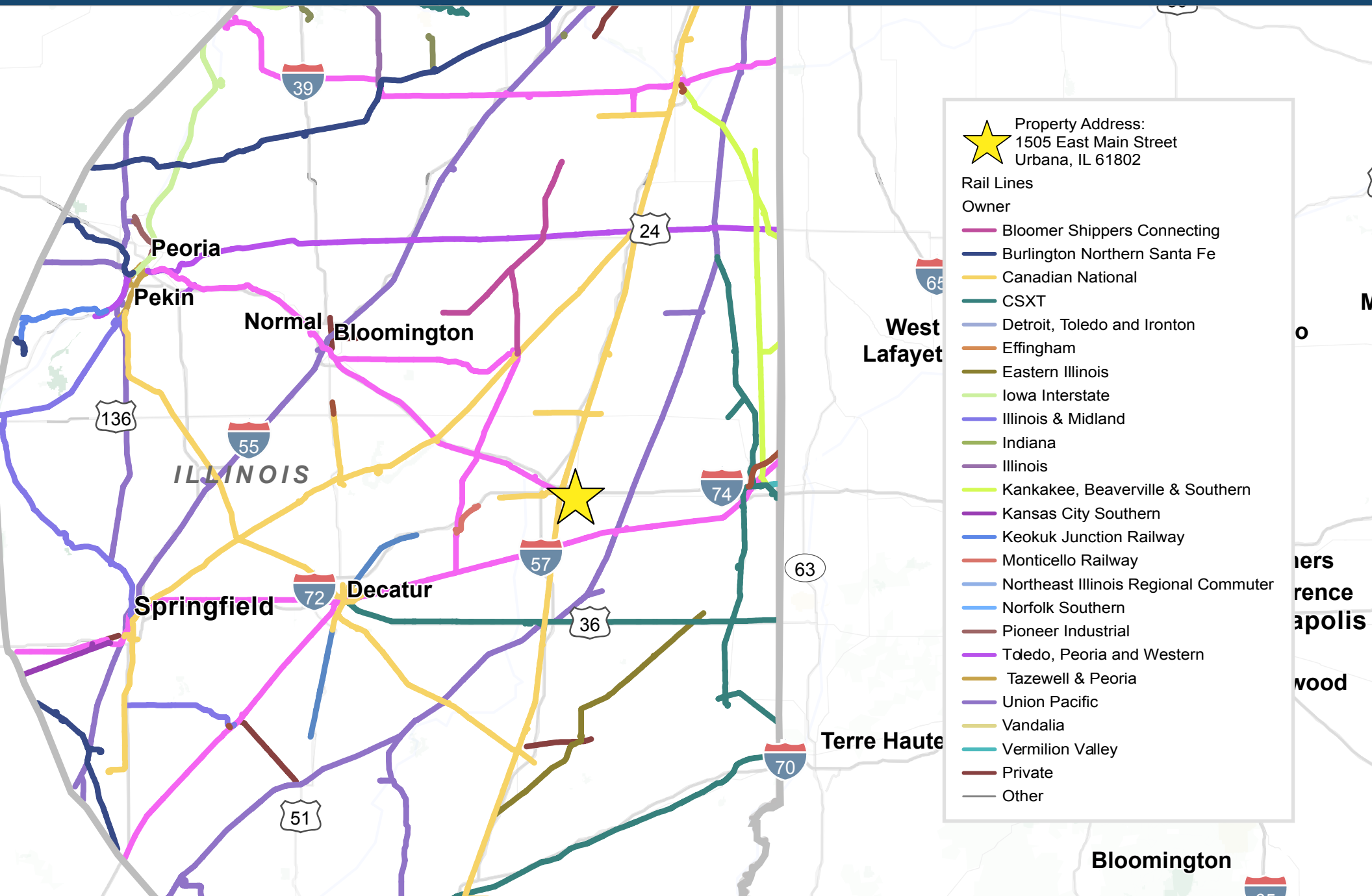
TRAVEL TIME RADIUS TO / FROM PROPERTY			
Employment Data	30 Minutes	60 Minutes	90 Minutes
Total Employees	100,552	263,693	588,551
Blue Collar Workforce	16,487	57,810	145,066
Transportation/Material Moving Occupations	6,864	21,276	51,628
Production Occupations	4,217	17,696	45,001
Administrative Support Occupations	10,667	28,315	62,958

TRAVEL TIME RADIUS TO / FROM PROPERTY			
Population / Income	30 Minutes	60 Minutes	90 Minutes
2023 Total Population	213,567	570,965	1,263,383
2028 Total Projected Population	213,832	565,754	1,250,246
2023 Median Age	31.6	36.7	38.4
2023 Median Household Income	\$58,230	\$57,207	\$58,824
2028 Median Household Income	\$65,455	\$64,29	\$66,271



# Rail Connectivity Map





## ENTERPRIZE ZONE HIGHLIGHTS

- Eligible Use: Industrial
- Minimum Project Cost: \$100,000 minimum to receive property tax abatement on industrial facilities
- Sales Tax Exemption: 0.5% of total eligible construction material costs – not to exceed \$50,000
- Property Tax Abatement – minimum of 11 jobs created

## ENTERPRISE ZONE & MUNICIPAL INCENTIVES

### MUNICIPAL INCENTIVE HIGHLIGHTS

#### —Property Tax Abatement – Industrial Job Creation:

Minimum project cost of \$100,000 – abatement is calculated on amount of new property value created by the project.

Additional abatement available for 11 new full-time jobs created and 50 or more part-time jobs created

#### —Machinery/Equipment Sales Tax Exemption:

Sales Tax exemption on personal property used in manufacturing/assembly operations if business invests at least \$5 million and creates a minimum of 200 full-time equivalent jobs

#### —Utility Tax Exemption:

State utility tax exemption on gas, electric and telecommunications is available if business invests at least \$5 million and creates a minimum of 200 full-time equivalent jobs

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