

INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE



**1020 S. Sangamon Ave
Gibson City, IL 60936**

AJ Thoma III, CCIM, SIOR

O: 217.403.3425

E: AJT@CBCDR.com

Dana Flinn-Freeland

O: 217.318.3496

E: DANA@CBCDR.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial® logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
CHAMPAIGN, IL | 217.352.7712

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Investment Summary ("CIS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR.

This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE



PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to present for lease a former industrial and manufacturing facility located at 1020 S. Sangamon Ave in Gibson City, Illinois.

The property formerly housed RhinoAg / Dixie Chopper, a leading manufacturer of rotary cutters serving agricultural, commercial, and residential markets. The campus totals approximately 272,200 square feet on 29.62 acres and was constructed between 1965 and 1977, with additions completed as recently as 2021. The property is located within a Tax Increment Financing (TIF) district. Ownership would consider selling the asset.

The facility was constructed in phases and consists of five individual buildings (Buildings A-E). Currently, approximately 256,900 SF is available across Buildings B-E (see map for additional details). Buildings can be rented individually.

Building B (80,000 SF, built 1965) offers 23' clear heights, 2,000-amp 480V 3-phase power, multiple dock door sets, eight (8) drive-in doors, and a wet sprinkler system.

Building C (147,500 SF, built 1966–1976 with additions in 2006 and 2021) features 22' – 25' clear heights, 5,000-amp 480V 3-phase power, two (2) dock doors, fifteen (15) drive-in doors, four (4) 5-ton cranes, one (1) 7.5-ton crane, a large paint booth line, and a wet sprinkler system.

Building D (10,200 SF, built 1967) includes 15' – 17' clear heights, 225-amp 480V 3-phase power, four (4) drive-in doors, a 1-ton jib crane, and a wet sprinkler system.

Building E (19,200 SF, built 1977) provides 18-foot clear heights, 225-amp power, three (3) drive-in doors, three (3) dock doors, and heating in approximately 1,200 SF.

Gibson City is located at the intersection of Illinois State Routes 54, 47, and 9 in western Ford County. The property is situated on the south side of Gibson City just off Route 47, approximately 10 miles north of U.S. Route 136; 14 miles west of Interstate 57; 18 miles north of Interstate 74; 24 miles north of Interstate 72; 30 miles northwest of Champaign-Urbana; 35 miles east of Bloomington-Normal; 118 miles southwest of Chicago; 146 miles northwest of Indianapolis; and 196 miles northeast of St. Louis.

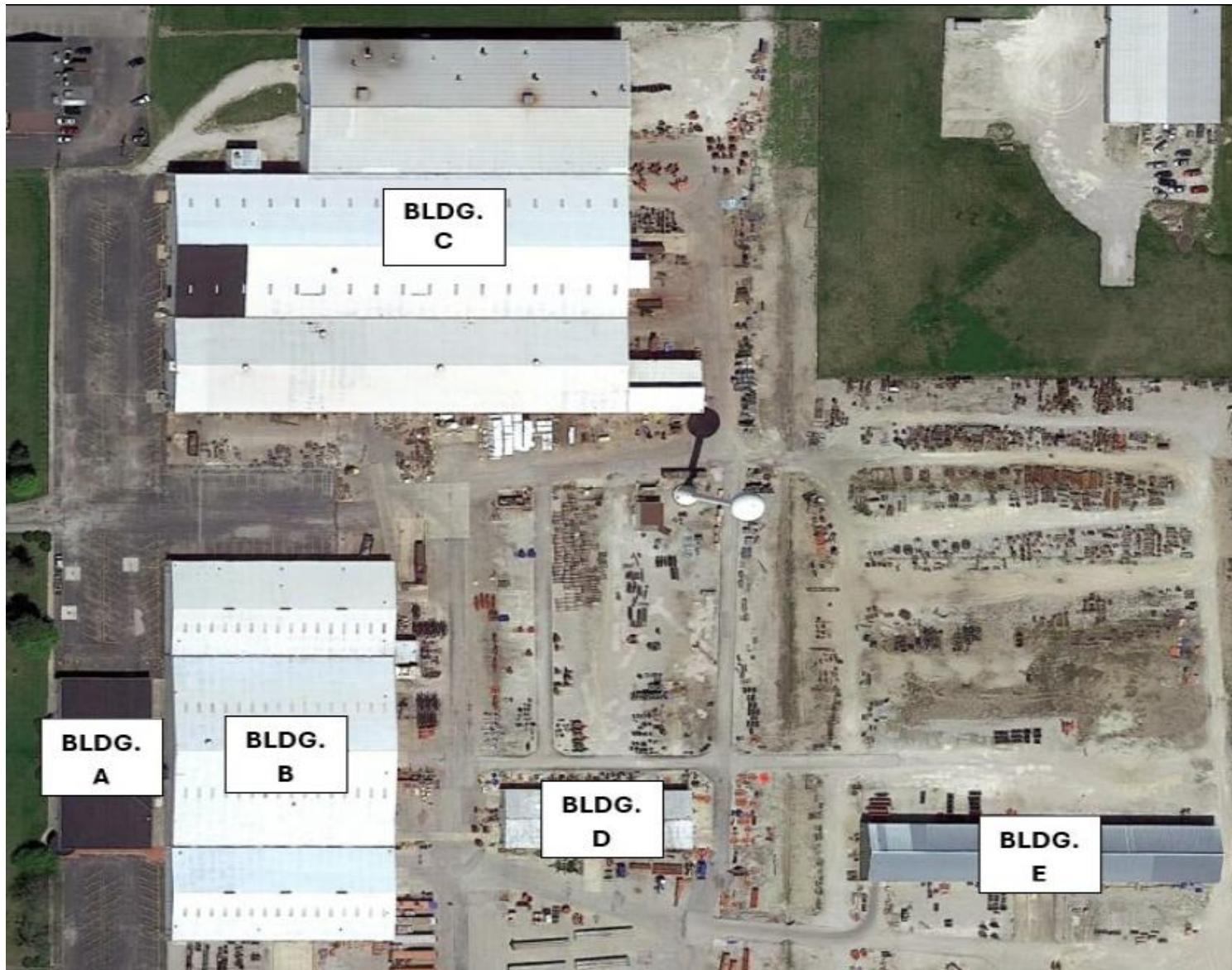
PROPERTY INFORMATION

Address	1020 S. Sangamon Ave Gibson City, IL 60936
Lease Price	\$2.50/SF NNN
Total Building Size:	272,200 SF
Available Space:	10,200 SF - 256,900 SF
Land Size	29.62 Acre
Zoning	M-1, Manufacturing District Limited
PIN	09-11-14-201-007



INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE

AERIAL BUILDING LAYOUT



INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE



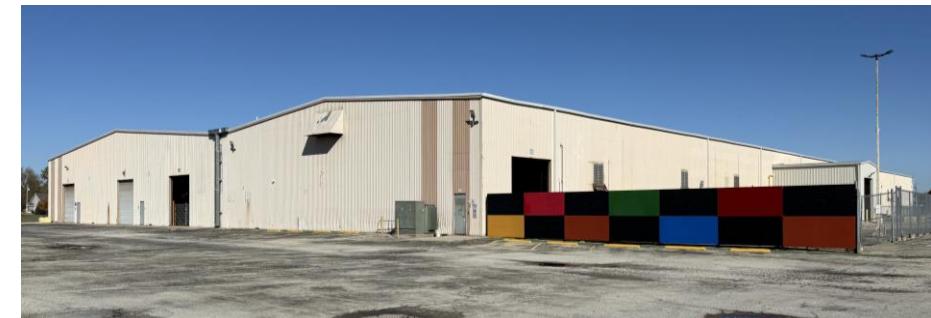
BUILDING SPECIFICS – BUILDING B

Building Size	80,000 SF
Year Built	1965
Drive-in-Doors	6 – 14' x 14'+ 1 – 10' x 12' 1 – 12' x 12'
Total Dock High Doors	3 – 10' x 8' Exterior
Enclosed Dock Doors	1 – 16' x 20' Interior (depressed with leveler)
Clear Ceiling Height	23'+
Column Spacing	Approx. 20' x 50'
Sprinkled	Wet System
Power	2,000 AMP 480V 3-Phase
Heating	Gas Fired Tube Heat
Cooling	N/A
Parking	Plenty
Restrooms	Single Sex multi-stall
Lighting	LED (Motion Activated)



BUILDING SPECIFICS – BUILDING C

Building Size	147,500 SF
Year Build	1966, 1967, 1976, 2006, 2021
Drive-in-Doors	1 – 10' x 10' 1 – 12' x 12' 8 – 14' x 14' 5 – 14'+ x 14'+
Total Dock High Doors	2 – 8' x 10'
Cranes	1 – 7.5 Ton 4 – 5 Ton Various smaller cranes and jib cranes
Clear Ceiling Height	22' – 25'
Column Spacing	Approx. 24' x 40'
Sprinkled	Wet System
Power	5,000 AMP 480V 3-Phase
Heating	Gas Fired Tube Heat
Cooling	N/A
Parking	Plenty
Restrooms	2 – Sets of Male & Female
Lighting	LED (Motion Activated)



INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE



BUILDING SPECIFICS – BUILDING D

Building Size	10,200 SF
Year Build	1967
Drive-in-Doors	2 – 12' x 14' 2 – 12' x 16'
Total Dock High Doors	None
Cranes	None
Clear Ceiling Height	15' – 17'
Column Spacing	25' x 30'
Sprinkled	Wet System
Power	225 Amp 480V 3-Phase
Heating	Gas Fired Tube Heat
Cooling	N/A
Parking	Plenty
Restroom	1
Lighting	LED (Motion Activated)



BUILDING SPECIFICS – BUILDING E

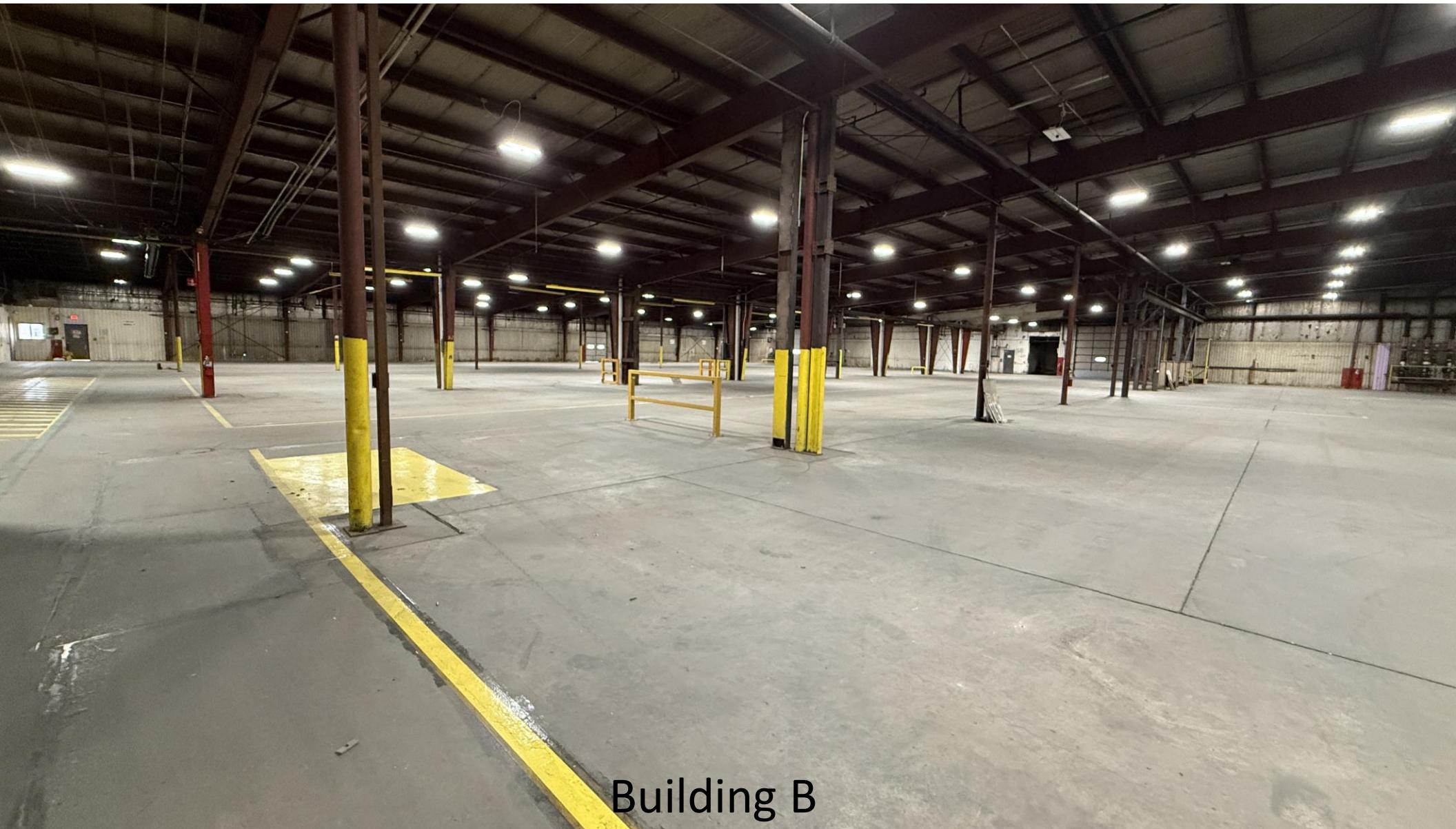
Building Size	19,200 SF
Year Build	1977
Drive-in-Doors	3 – 14' x 14'
Total Dock High Doors	3 – 8' x 10'
Cranes	1 – 2 ton Jib
Clear Ceiling Height	18'
Column Spacing	Free Clear
Sprinkled	N/A
Power	225 Amp
Heating	Only approx. 1,200 SF
Cooling	N/A
Parking	Plenty
Restroom	None currently
Lighting	LED (Motion Activated)



INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE



PICTURES – BUILDING B



Building B

INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE



PICTURES – BUILDING C



INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE



PICTURES – BUILDING D



Building D

INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE



PICTURES – BUILDING E

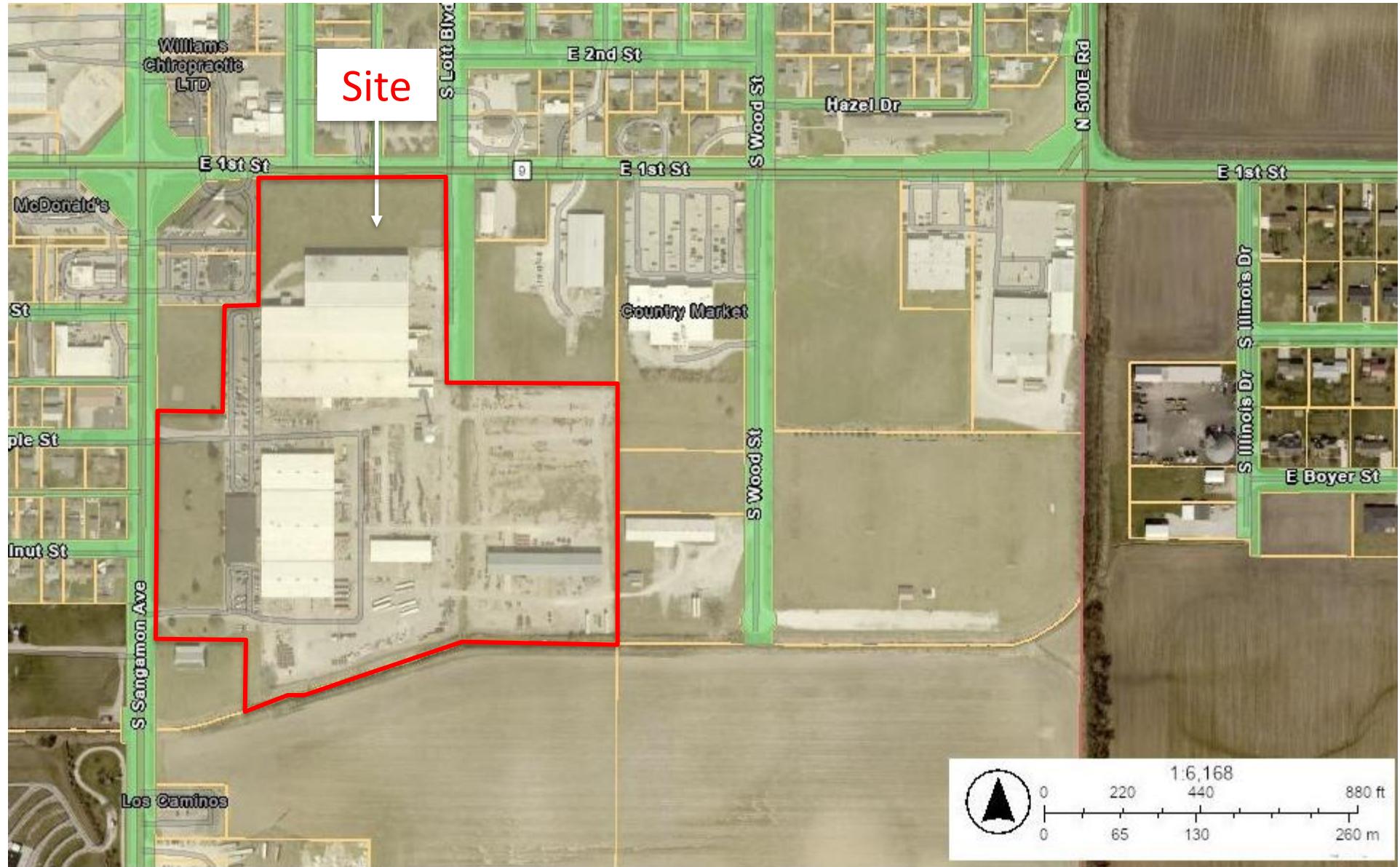


Building E

INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE

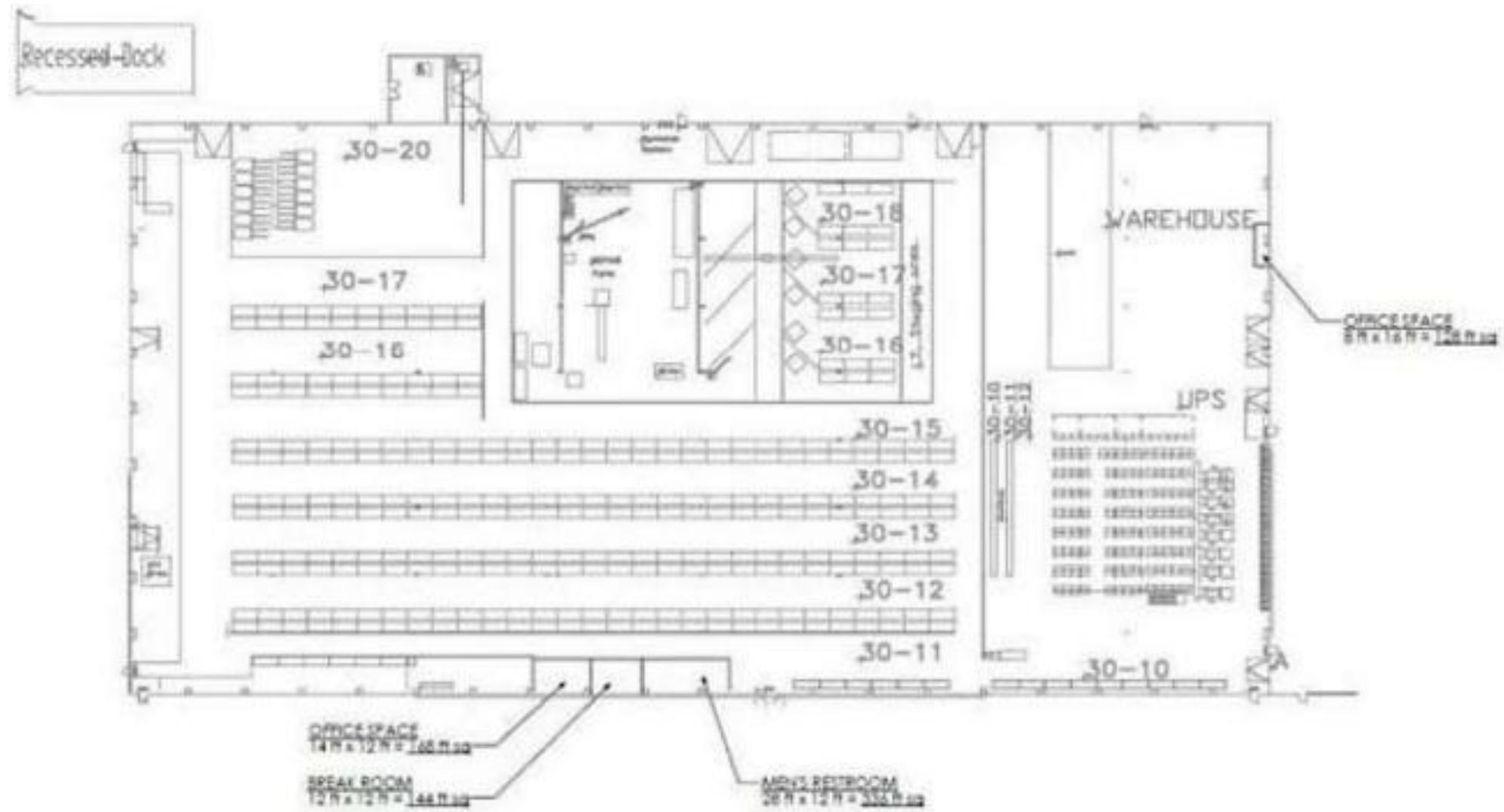


AERIAL



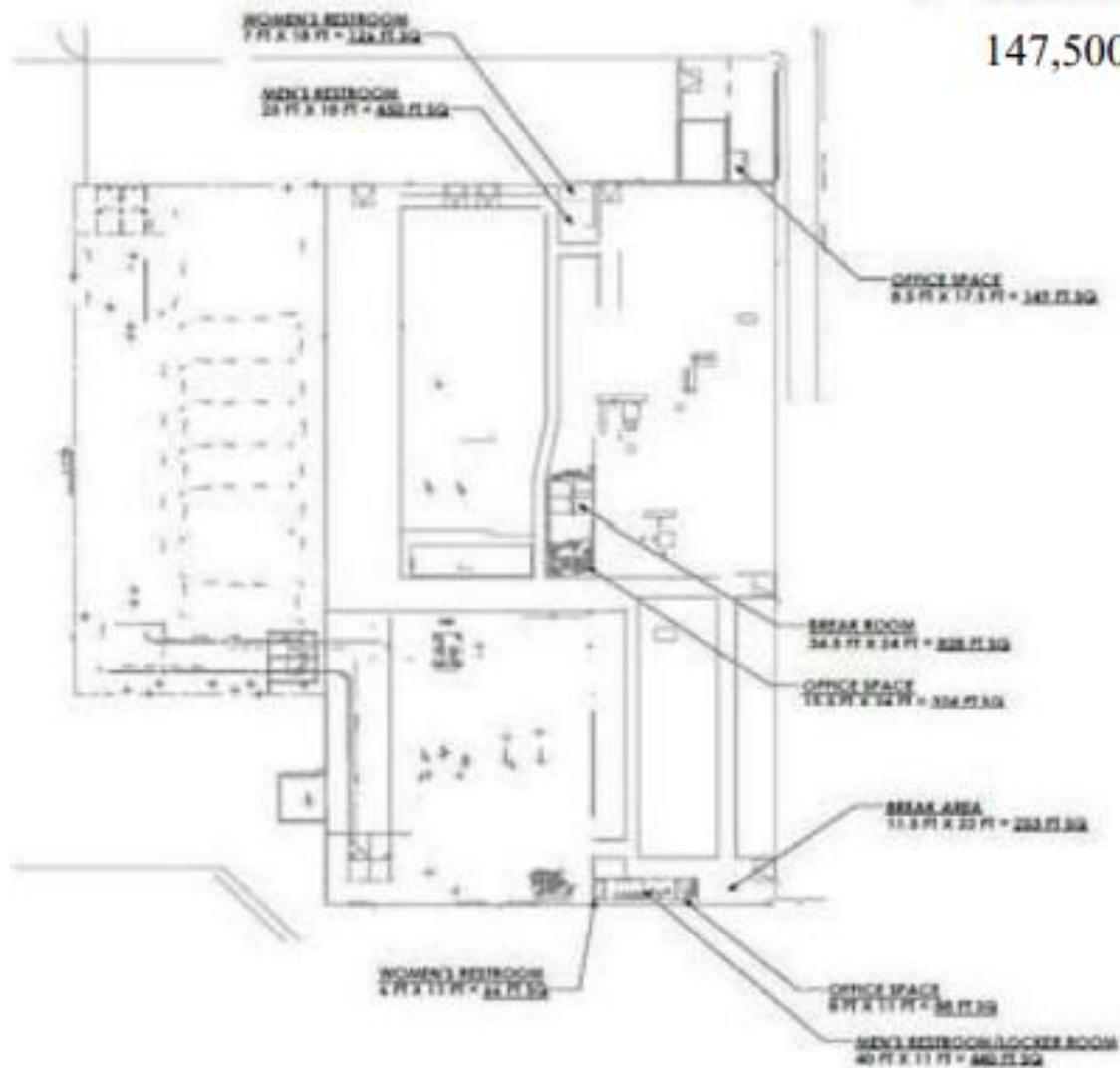
INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE

FLOOR PLAN – BUILDING B



INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE

FLOOR PLAN – BUILDING C



INDUSTRIAL/MANUFACTURING FACILITY FOR LEASE



CONTACT

AJ Thoma III, CCIM, SIOR

Senior Vice President

CBCDR

Illinois Licensed Real Estate Broker

C: 217.520.3299

O: 217.403.3425

ajt@cbcdr.com



Dana Flinn-Freeland

Executive Broker Associate

CBCDR

Illinois Licensed Real Estate Managing Broker

C: 630.544.7952

O: 217.318.3496

dana@cbcdr.com



OFFERING HIGHLIGHTS

- Robust Power & Infrastructure
- Established Manufacturing Facility
- Large Industrial Campus
- Strategic Central Illinois Location