

From the desk of:  
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**To: Taylor Realty Associates**  
**Date: December 2, 2024**  
**Subject: 109 E Front Street Mansfield**

Hi Nick:

I took a few minutes to list out some of the highlights/features of 109 E Front St:

- Like new move in condition. Minutes from Champaign/Bloomington and I74
- Located on busy RT150
- High quality Amish built new construction 2018
- Square Footage: 3920
- Size: 70L x 56W
- All metal exterior and interior ceiling. Metal interior walls in warehouse/service area
- 12" ceilings throughout (except bathrooms)
- LED Lighting throughout
- Wired for Pavlov (fiber optic) and Cable (Mediacom) services
- Closed cell spray foam insulation on all exterior walls
- Upgraded Doors/Windows/Overhead doors
- All AC wiring is incased in conduit for protection and easy servicing, no Romex
- 12+ Ethernet/Phone ports for workstations are also routed in conduit for easy servicing
- 2 Bathrooms/ 1 ADA Compliant
- Parking lot blacktop sealed in 2024
- HVAC Heat/AC throughout, 2 zones
- 1 10x14 and 1 10x20 Overhead doors with openers and remotes
- Overhead doors are positioned for pull through access
- Store/Office area approx. 19x70 (1330sq ft) with drywall/painted walls and no maintenance laminate flooring
- Current partition between store/office is free standing, and can be moved or removed
- 96"x80" dual entry front door
- Full kitchenette w/ full size hot water heater
- Walk up attic with horizontal door. 8'x56' center flooring in attic
- Some fixtures/shelving/appliances are available on request
- 40' shipping container available for an additional \$3500
- Building/parking configuration allows possibility for drive through service window
- Piatt county: Lower property and sales tax for retail business