

Net Investment Opportunity For Sale



Illinois State Police Crime Lab

1810 SOUTH MAIN ST

Morton, Illinois 61550



PROPERTY HIGHLIGHTS

Net lease investment opportunity for sale. 13,200 SF free standing building near Peoria IL. The Illinois State Police Department occupies this building for the last 45 years as a forensic lab. Recent improvements including new HVAC , parking lot and office renovations. The lease was recently renewed for ten (10) years with esclatons.

Building Size 13,200 SF

Site Size 1.58 Acres

Office/Lab 13,200 SF

NOI \$239,000

Sprinkler Yes

Parking 37 spaces

HVAC Fully

Tax \$2.12 /SF

Notes High Replacement Cost at 1,000 SF; 50% of building is finished lab space, balance office. Value of the lab improvements are in excess of +/- \$40K



20 MINUTES TO PEORIA INTERNATIONAL AIRPORT



1.58 ACRES SITE SIZE



13,200 SF BUILDING AND OFFICE



QUICK ACCESS TO I-155 AND I-74



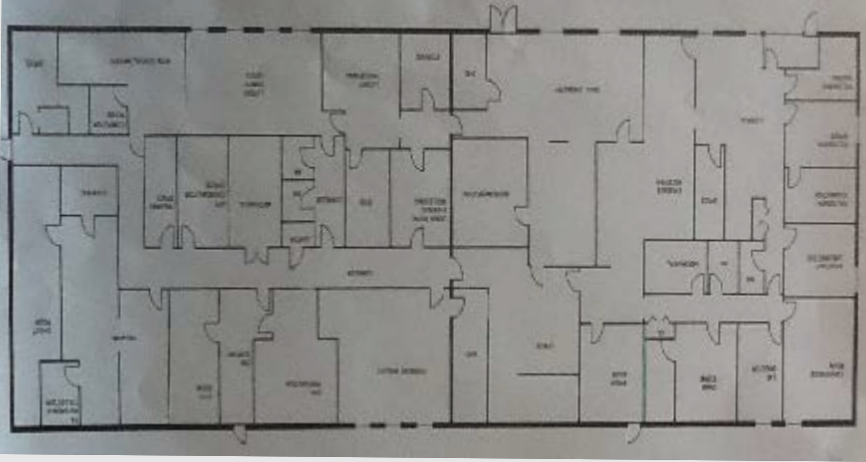
SUBJECT TO OFFER PRICE



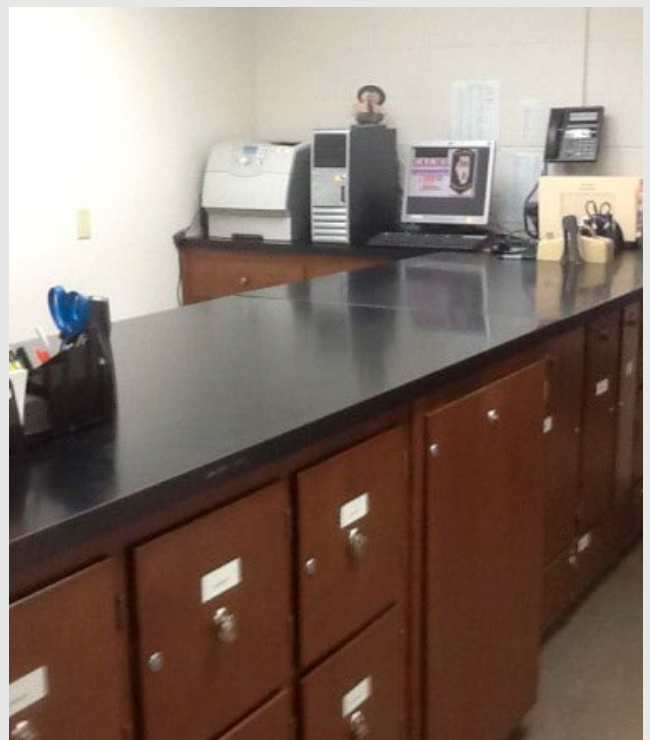
EXTENSIVE COST IMPROVEMENTS

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FLOOR PLAN



PHOTOS



LOCATION, LOCATION, LOCATION

B2 General Business Enterprise Zone District, and home to Illinois State Police Forensic Science and Crime Lab Building near Peoria, IL.

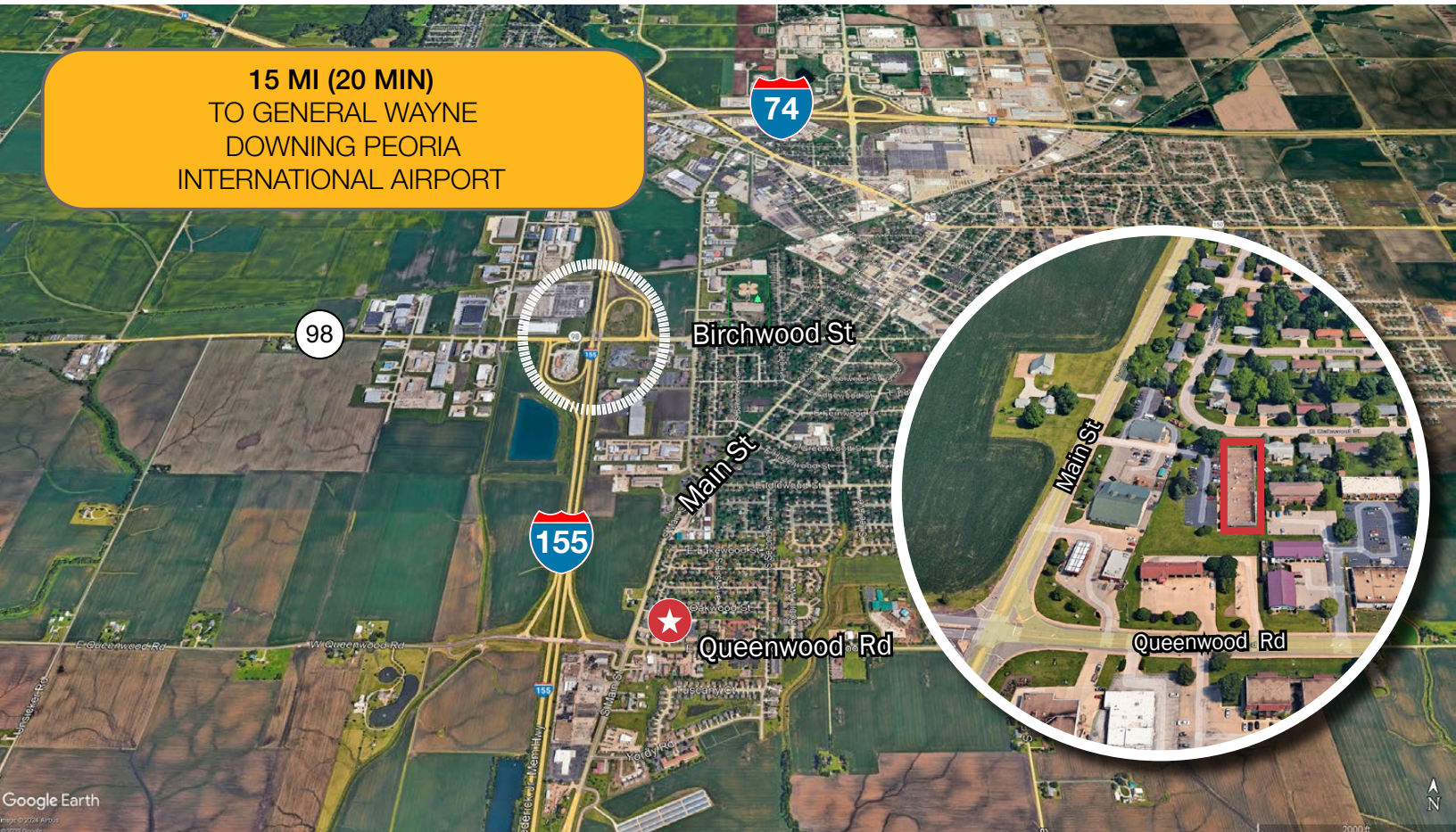


5-MILE RADIUS
POPULATION
25,566



5-MILE RADIUS
MEDIAN HH INCOME
\$81,407

15 MI (20 MIN)
TO GENERAL WAYNE
DOWNING PEORIA
INTERNATIONAL AIRPORT



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