

# INDUSTRIAL WAREHOUSE

2219 W COLLEGE AVE - NORMAL, IL

*Joseph & Camper*  
COMMERCIAL



**FOR SALE  
or LEASE:**

102,564 SF INDUSTRIAL/WAREHOUSE  
\$5,100,000 or \$4.80 PSF - NNN

## PROPERTY FEATURES

- Bloomington-Normal is a strategic metropolitan area in the Midwest where three major interstates (I-55, I-74 & I-39) intersect.
- Located directly across the street from Rivian Manufacturing. This facility produces the R1S SUV, R1T Truck and the Rivian Commercial Van (RCV).
- Close proximity to several Caterpillar facilities in Central Illinois.
- Bloomington-Normal is home to the corporate headquarters of State Farm Insurance, Country Financial and Illinois State University with over 21,000 students.

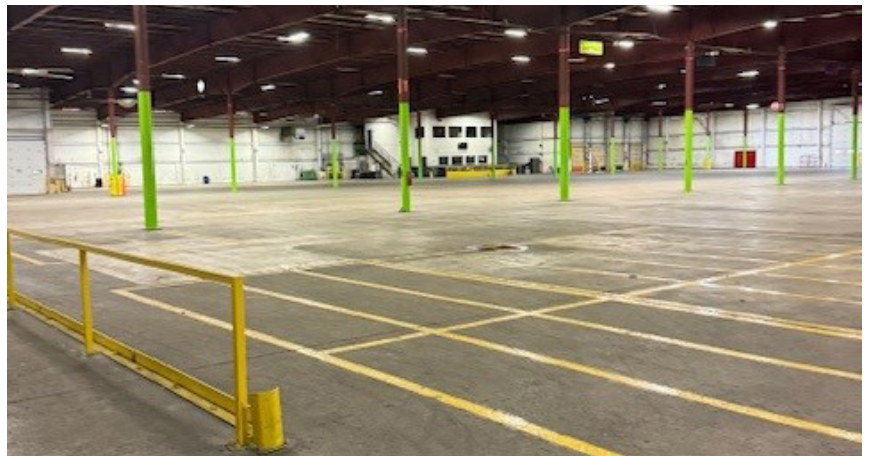
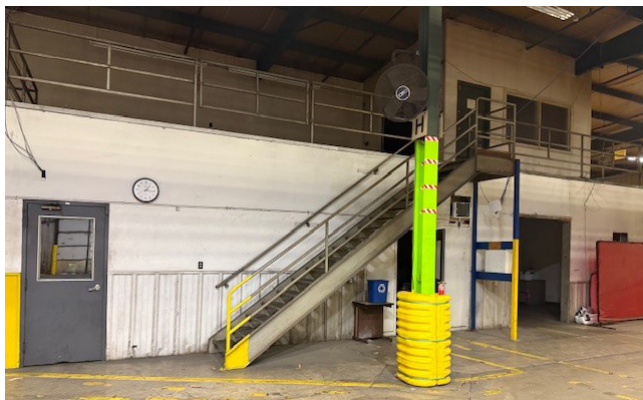




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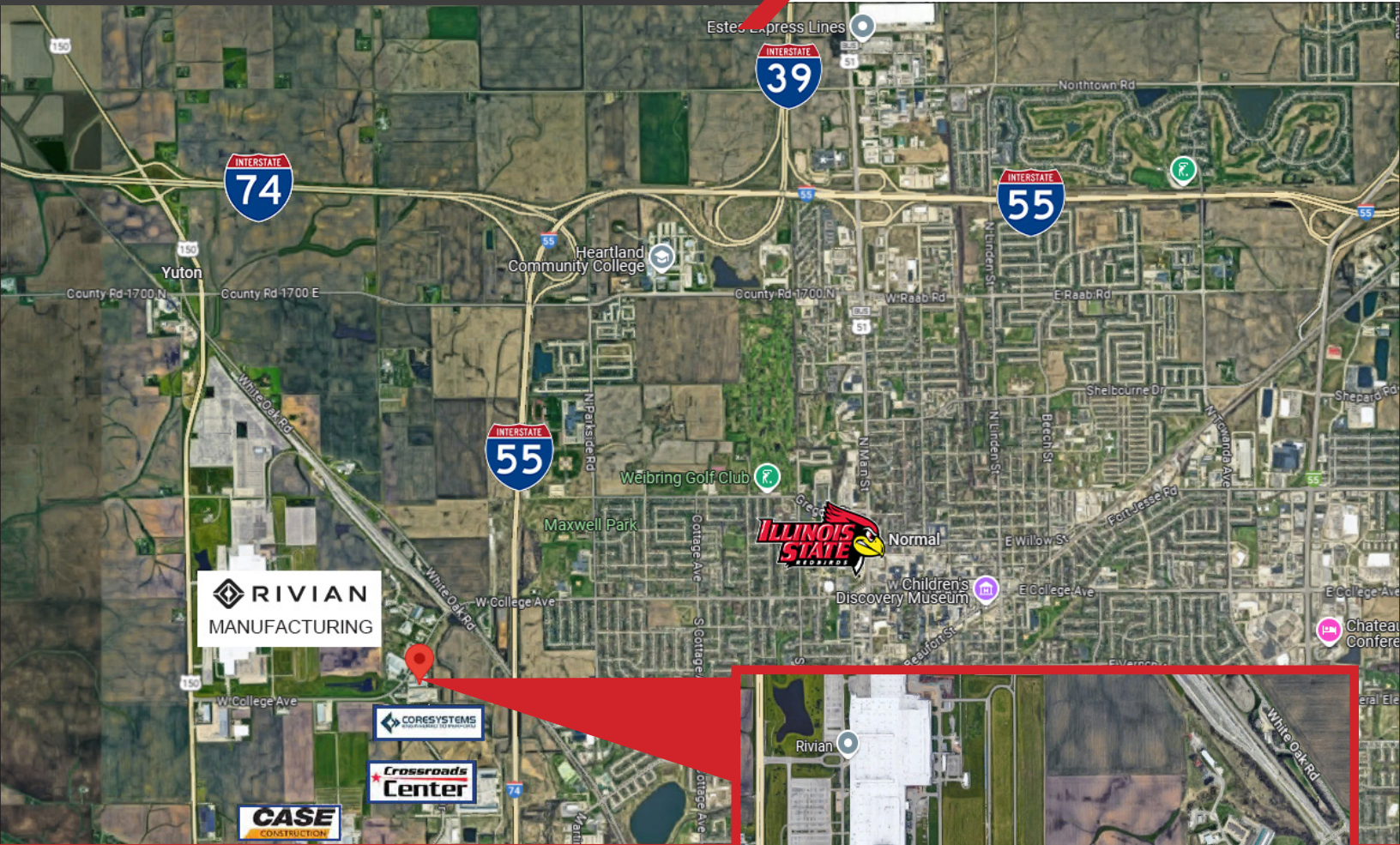
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### PROPERTY DETAILS

PROPERTY TYPE	INDUSTRIAL
BUILDING SIZE	102,564 SF
LAND SIZE	7.59 AC
YEAR BUILT	1991
ZONING	M-2
ELECTRICAL POWER	480 VOLT, 1600 AMP, 3 PHASE
CEILING HEIGHT	27 FT AT PEAK
DOCK DOORS	11 (DOCK LOCKS ON 8)
DRIVE-IN DOORS	2 (12 x 14 FT)
PARKING	ABUNDANT PARKING ONSITE
REAL ESTATE TAXES (2023)	\$115,227.54
SALE PRICE	\$5,100,000
LEASE RATE	\$4.80 PSF
LEASE TYPE	NNN - Est. @ \$1.22 PSF



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