

# FOR LEASE

Contractor Garages | Distribution | Warehouse

5101 KOCHS LN QUINCY, IL 62305



# INVESTMENT SUMMARY

Expansive 5.00 acres lot ready for business. Total of 18,630 sq. ft. throughout five (6) insulated separated spaces, which offers plenty of variety for all types of commercial and industrial businesses. High clearance clear span space buildings with current availability of 14,630/18,630 sq. ft., four (4/6) units. Located on the East end of Quincy, IL, approximately 1.4 miles from Interstate 172. 8,680 Sq. Ft. building features (3) docks, (2) with levelers. Insulated and drywall finish. 14x16 Drive In Door.

# PROPERTY SUMMMARY

Total Building SqFt	18,630 SqFt
Year Built	2024
Lot Size (SF)	217,800.00 SqFt
Parcel ID	190032000100
Zoning Type	Commercial - M3
County	Adams
Coordinates	39.964921,-91.335924

# PROPERTY HIGHLIGHTS

- Property is fenced, secured and features ample parking in addition to a large outdoor storage area and the possibility for more outdoor storage.
- Interior features include office space with one (1) bathroom, (1) restroom. Polished concrete floors throughout for low maintenance.
- 2,000-3,950 Sq. Ft. Units are equipped with one drive in door 14x16, and 16' ceilings.
- 8,680 Sq. Ft. Unit is equipped with one drive in door and 20' ceiling.
- 8,680 Sq. Ft. Unit is equipped (3) docks, with (2) levelers.



Happel, Inc. REALTORS®  
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#1	Warehouse/Storage/Distribution	\$ 5,160.00 Monthly	NNN	8,680 SF	Negotiable
#2	Contractor Garage/Storage	\$ 1,250.00 Monthly	NNN	2,000 SF	Negotiable
#3	LEASED	\$ 1,250.00 Monthly	NNN	2,000 SF	Negotiable
#4	Available September '24	\$ 1,250.00 Monthly	NNN	2,000 SF	Negotiable
#5	Contractor Garage/Storage	\$ 1,250.00 Monthly	NNN	2,000 SF	Negotiable
#6	Contractor Garage/Storage	\$ 2,250.00 Monthly	NNN	3,950 SF	Negotiable



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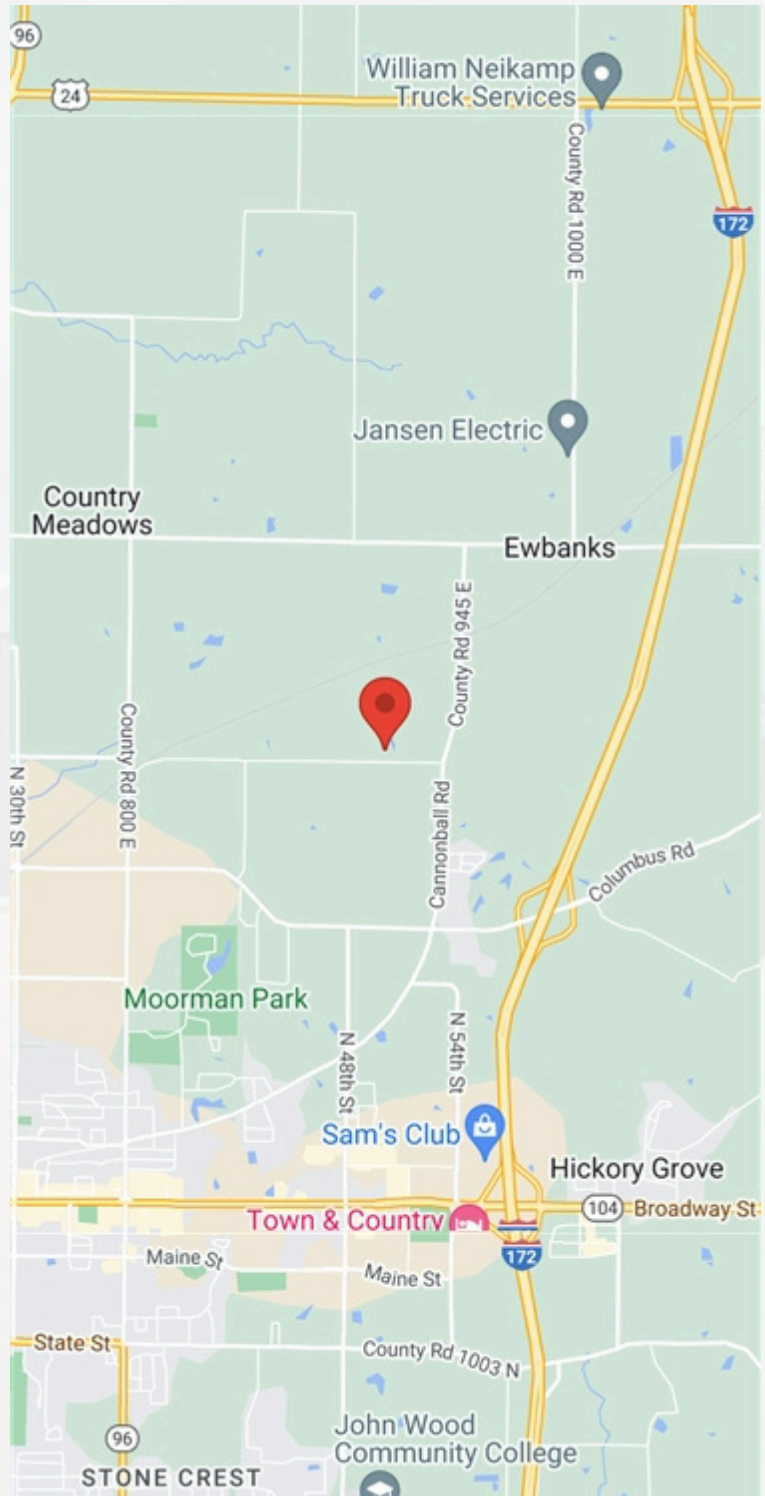
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POPULATION			1 MILE	3 MILE	5 MILE
2000	Population	2010	449	11,760	46,286
	Population	2024	472	12,041	46,115
	Population	2029	464	12,051	44,030
	Population	2024-2029	448	11,759	43,094
Growth	Rate	2024	-0.7 %	-0.49 %	-0.43 %
Daytime Population			442	21,388	52,448

2024 HOUSEHOLD INCOME			1 MILE	3 MILE	5 MILE
less than \$15000			2	319 455	1,849
\$15000-24999			4	512 708	1,564
\$25000-34999			11	1,033	1,777
\$35000-49999			9	802 903	2,256
\$50000-74999			31	469 274	3,400
\$75000-99999			30	\$ 65,941	2,677
\$100000-149999			28	\$ 87,448	3,125
\$150000-199999			38		1,457
\$200000 or greater			23		1,003
Median HH Income			\$ 101,220		\$ 63,217
Average HH Income			\$ 132,782		\$ 85,117

HOUSEHOLDS			1 MILE	3 MILE	5 MILE
2000 Total Households			160	4,948	18,690
2010 Total Households			173	5,243	19,243
2024 Total Households			177	5,474	19,107
2029 Total Households			177	5,517	19,244
2024 Average Household Size			2.62	2.16	2.23
2024 Owner Occupied Housing			165	4,340	13,152
2029 Owner Occupied Housing			166	4,456	13,574
2024 Renter Occupied Housing			12	1,134	5,955
2029 Renter Occupied Housing			11	1,061	5,670
2024 Vacant Housing			11	354	2,338
2024 Total Housing			188	5,828	21,445



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