



Investment Sale - 10.5% Cap Rate

**127 Walnut Street, Lindenwood, IL**

**Contact Info**

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**CBRE**

# 127 Walnut St.

## Market Overview – I-39 Corridor

Situated along the busy I-39 corridor, 127 Walnut St. is within three miles of the Hwy. 72 interchange to the north and the Hwy. 64 interchange to the south. The I-39 corridor is a significant N/S distribution route connecting with I-90 to the north and I-88 and I-80 to the south. Located just south of Rockford, the area draws from a strong, highly skilled workforce and is close to the Greater Chicago Rockford International Airport (home to UPS's 2<sup>nd</sup> largest US sorting hub) and the Global III Trade Park intermodal facility.

 **130,154 SF**  
NET RENTABLE AREA

 **32.39 Acres**  
SITE

 **18' - 30'**  
CLEAR HEIGHT

 **Heavy**  
POWER

 **2**  
DOCKS

 **10**  
DRIVE-IN-DOORS

 **1950-2015**  
YEAR BUILD

 **10.5%**  
CAP RATE

 **Sept. 30, 2030**  
LEASE EXPIRATION

 **\$2,975,000**  
ASKING PRICE

 **\$22.86/SF**  
ASKING PRICE/SF

 **\$312,750**  
IN-PLACE NOI

 **100% - Single Tenant**  
CURRENT OCCUPANCY

 **BBB**  
TENANT CREDIT

## Property Description

This industrial investment offering features a 130,154 SF facility situated on an expansive 32.39-acre site. The property comprises a series of well-maintained buildings constructed between 1950 and 2015, reflecting a blend of legacy infrastructure and modern improvements tailored for long-term operational use.

Strategically designed for flexibility and efficiency, the building boasts clear heights ranging from 18' to 30', accommodating a wide range of industrial uses including warehousing, light manufacturing, and logistics. Loading and access capabilities include 2 dock-high doors equipped with levelers and 10 drive-in doors, supporting both small and large vehicle access.

The building is 100% leased to Swenson Spreader, its long-time single tenant occupant, demonstrating strong in-place income and operational stability. The tenant's tenure underscores the location's viability and the property's current day functionality as a manufacturing and distribution facility.

With ample land for potential future expansion or redevelopment, this offering presents a compelling opportunity for investors seeking secure cash flow from a strong credit tenant, the higher offered returns and upside potential with the tenant paying below market rent in this low-vacancy industrial market.

# Swenson Spreader/Abei-Schmidt Holding Group

## Tenant Description

The subject property is 100% leased by Swenson Spreader LLC and fully guaranteed by their parent corporation, Ash North America, Inc., which in turn is a subsidiary of Aebi-Schmidt Holding Group (ASH Group). Ash North America was formed to oversee the operation of Swenson and its sister company, Meyer Products, when they were acquired by ASH Group in 2015. In addition to Swenson's Lindenwood facility, ASH Group has close to 20 manufacturing/distribution facilities based in smaller communities throughout the Midwest as well as plants scattered across the southern half of the US and in New England.

Founded in 1937 in Rockford, Illinois, Swenson Spreader is a global leader in the manufacture and sales of snow and ice control equipment and is committed to building a sustainable future through state-of-the-art engineering design software and applying the latest technologies. Since 1939, Swenson has been in operation at its Lindenwood plant, expanding and renovating the facility over the last 75 years.

Swenson offers a wide variety of products used primarily by governmental, educational and not-for-profit organizations. The company produces snowplows, spreaders, hydraulic systems and liquid application systems (all of which are manufactured at the subject property). It also sells equipment for highway construction and repair, landscaping, or hauling. Swenson offers a comprehensive and technologically advanced range of products and is known for its high quality and innovation. Swenson also provides a wide range of design and consulting services for its products.



a brand of aebi schmidt



# 127 Walnut St.

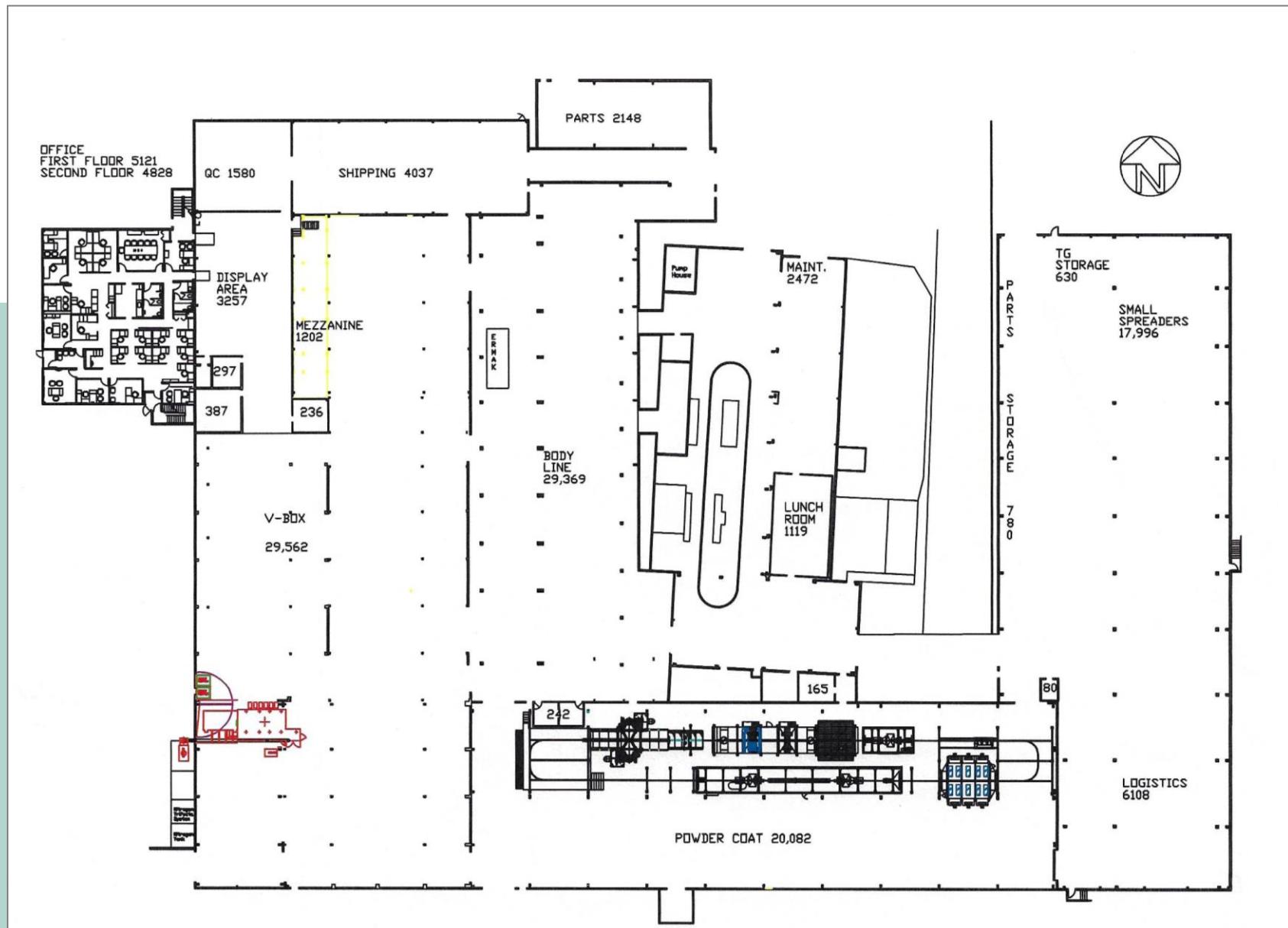
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## Building Photos



# 127 Walnut St.

## Building Floor Plan



# 127 Walnut St.

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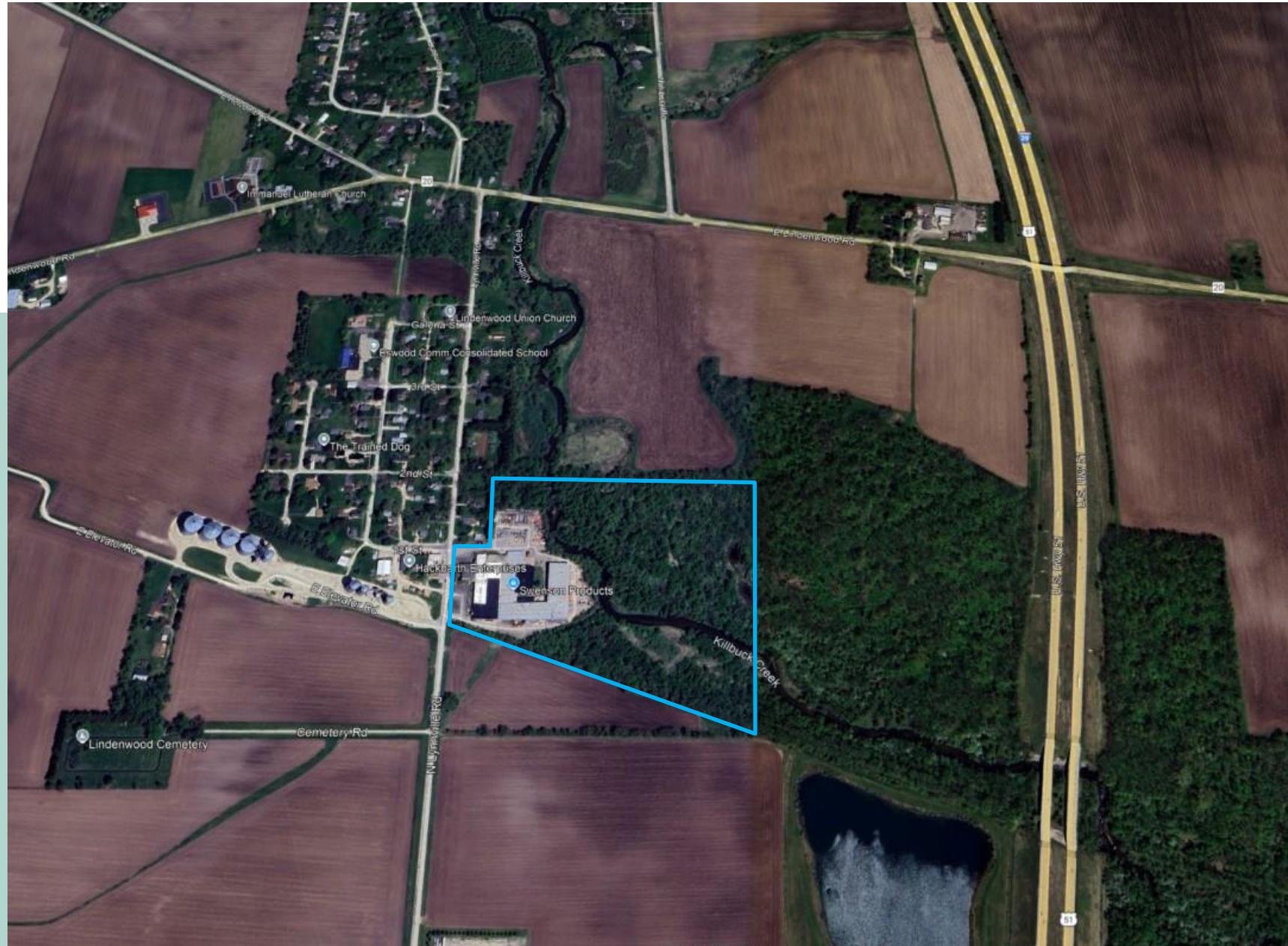
Building Aerial



# 127 Walnut St.

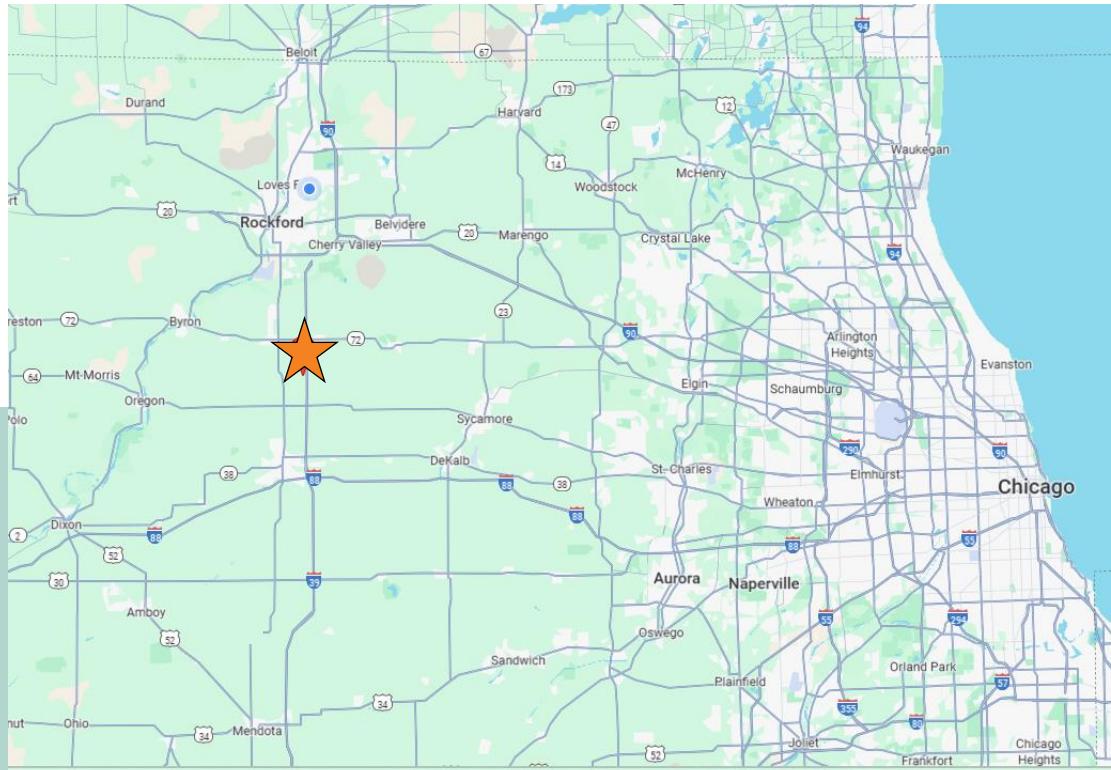
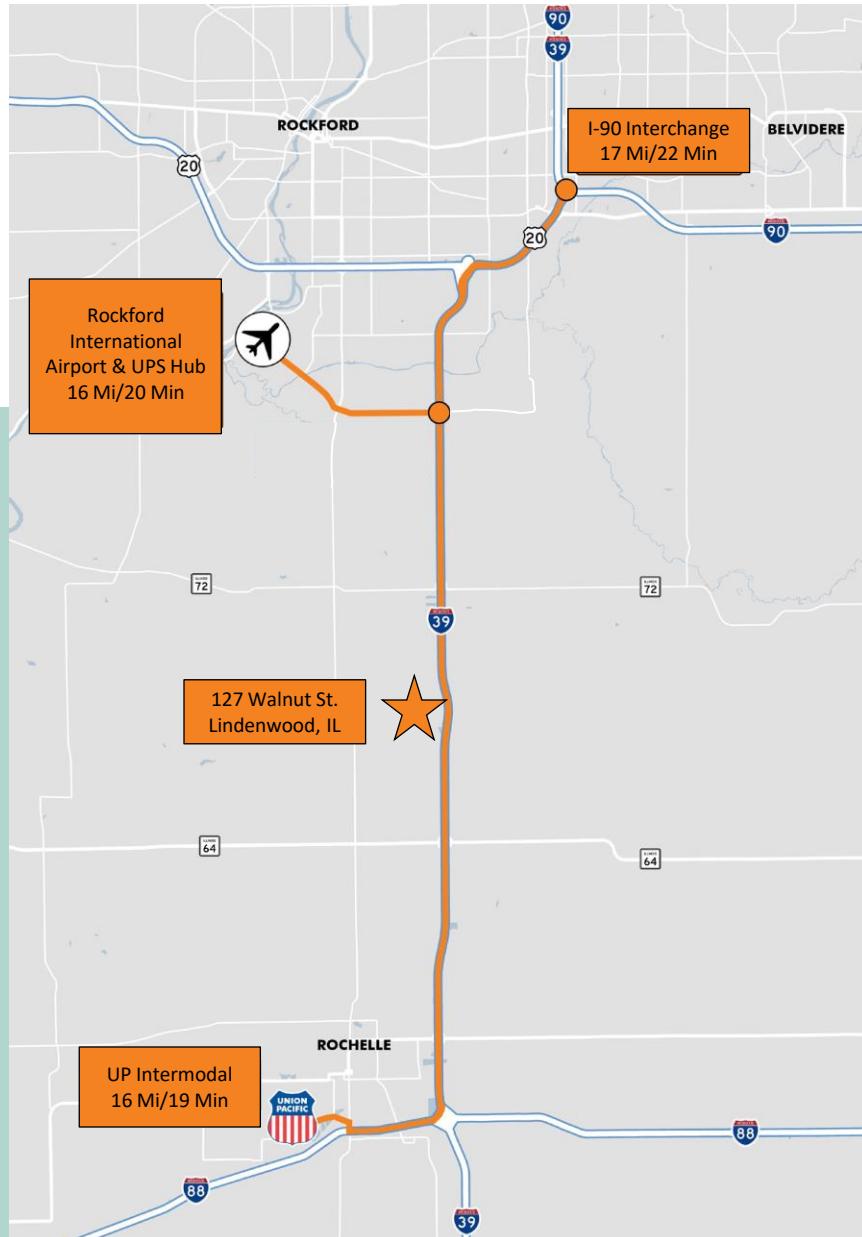
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Property Aerial



127 Walnut St.

## Regional Maps



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