

1505 EAST MAIN STREET

URBANA, ILLINOIS 61802



56.42
ACRES

269,000
TOTAL SF

AVAILABLE
FOR SALE

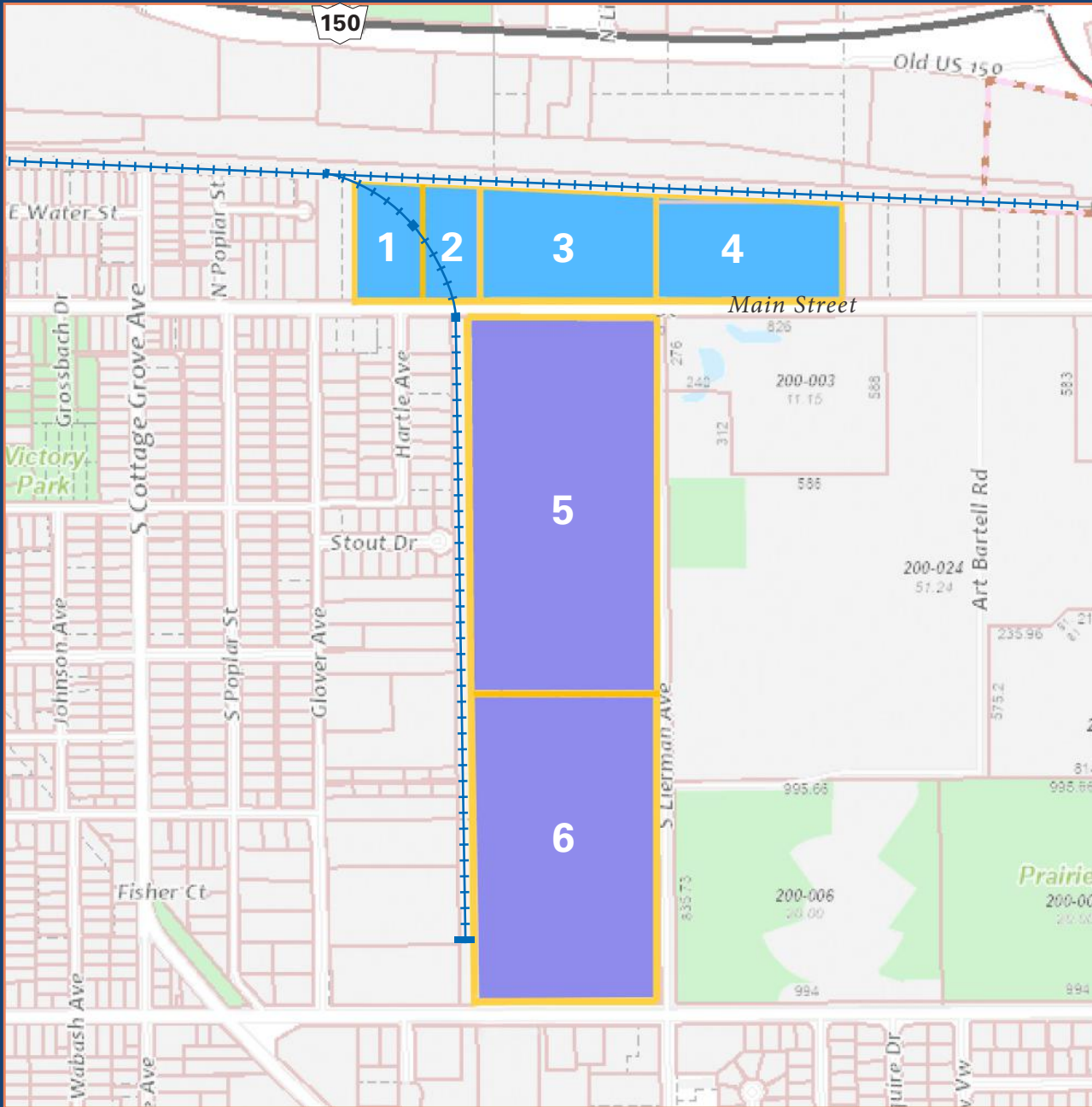
SPECIFICATIONS

Status	Lease / Purchase
County / Submarket	Champaign County
Asset Type	Manufacturing / Office
Facility Square Footage	Total: 269,000 SF Ground Floor Office: 34,415 (+/-34,400) Second Floor Office: 16,774 (+/-16,775)
Site Size	56.42 AC (2,457,622.2 SF)
Power	Three (3) substations on site One (1) 5.25 mVA, 69 kV-480/277 volt substation style transformer per substation One (1) Padmounted transformer at 750 kVA Substations provide service to production area via eight (8) switchboards Four (4) switchboards at 2,500 amps - 480/277 volts Four (4) switchboard at 4,000 amps - 480/277 volts Transformer provides service to office via one (1) switchboard at 1,600 amps
FAR	10.95%
Year Built	1957 (66 Years) Renovated (1991)
Ceiling Height	12' – 14' Clear
Dock Doors	9
Drive-ins	4
Rail Doors	2
Zoning	IN-2 (Heavy Industrial) IN-1 (Light Industrial)
Taxes (2022)	Parcel 022 - \$1,117.04 Parcel 021 - \$132,631.70 Parcel 005 - \$505.48 Parcel 004 - \$6,565.64 Parcel 017 - \$1,787.04 Parcel 016 - \$127.72

Overview

- EXCESS LAND WITH POTENTIAL FOR EXPANSION, DEVELOPMENT / REDEVELOPMENT
- DIRECT RAIL ACCESS TO NORFOLK SOUTHERN RAIL NETWORK VIA MANSFIELD BRANCH
- HEAVY AND LIGHT INDUSTRIAL ZONING
- HEAVY POWER AND MANUFACTURING INFRASTRUCTURE
- PROXIMITY TO UNIVERSITY OF ILLINOIS
- LOCATED IN ENTERPRISE ZONE
- LIMITED AVAILABILITY OF MANUFACTURING FACILITIES IN THE REGION
- AVAILABILITY OF INCENTIVES
- GROWING TECHNOLOGY, FOODTECH, AND AI-FOCUSED RESEARCH AT UNIVERSITY OF ILLINOIS
- ADDITIONAL ±10,000 SF STANDALONE BUTLER BUILDING ADJACENT TO RAIL

THE PARCELS

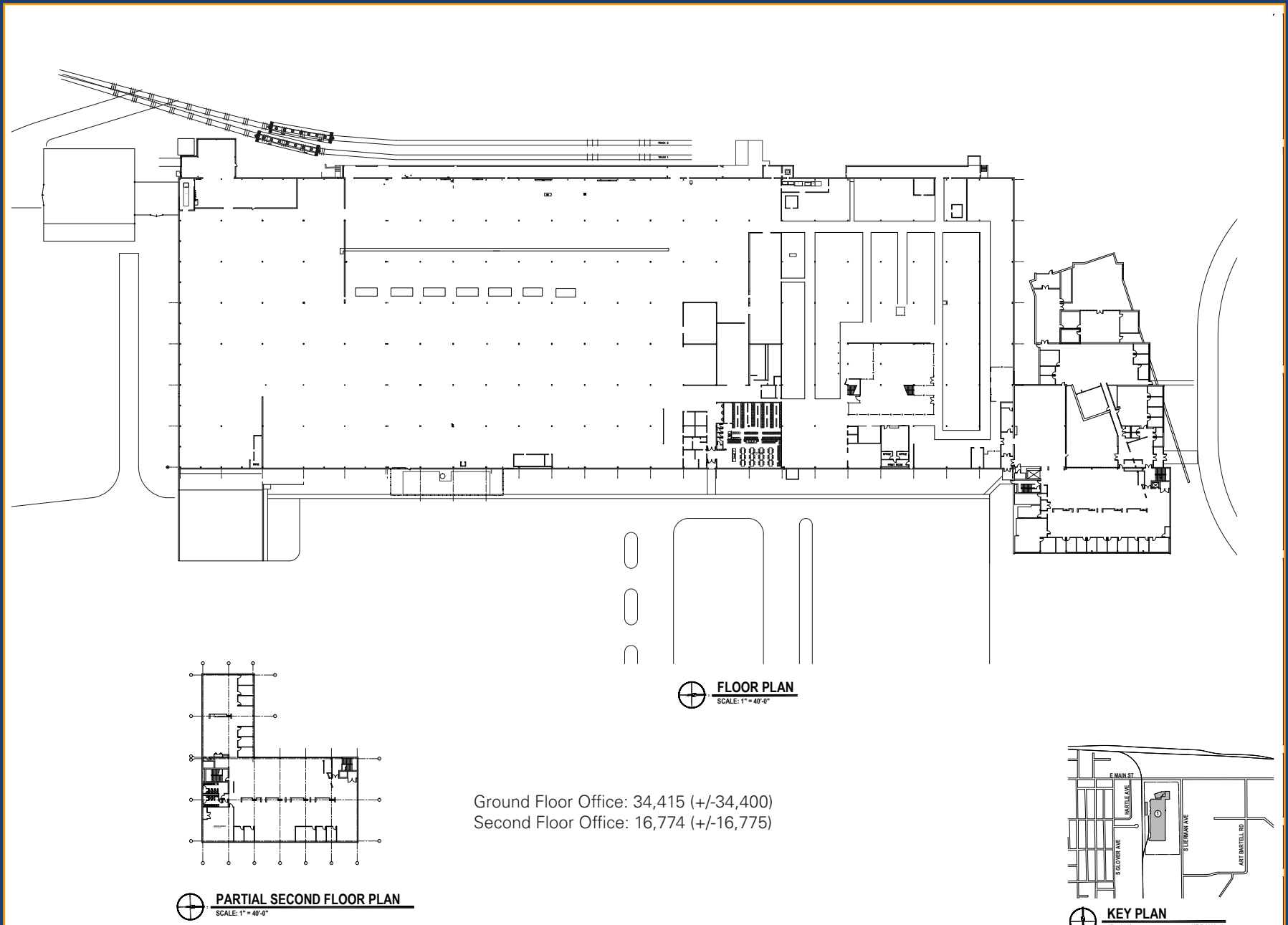


IN-1 ZONING

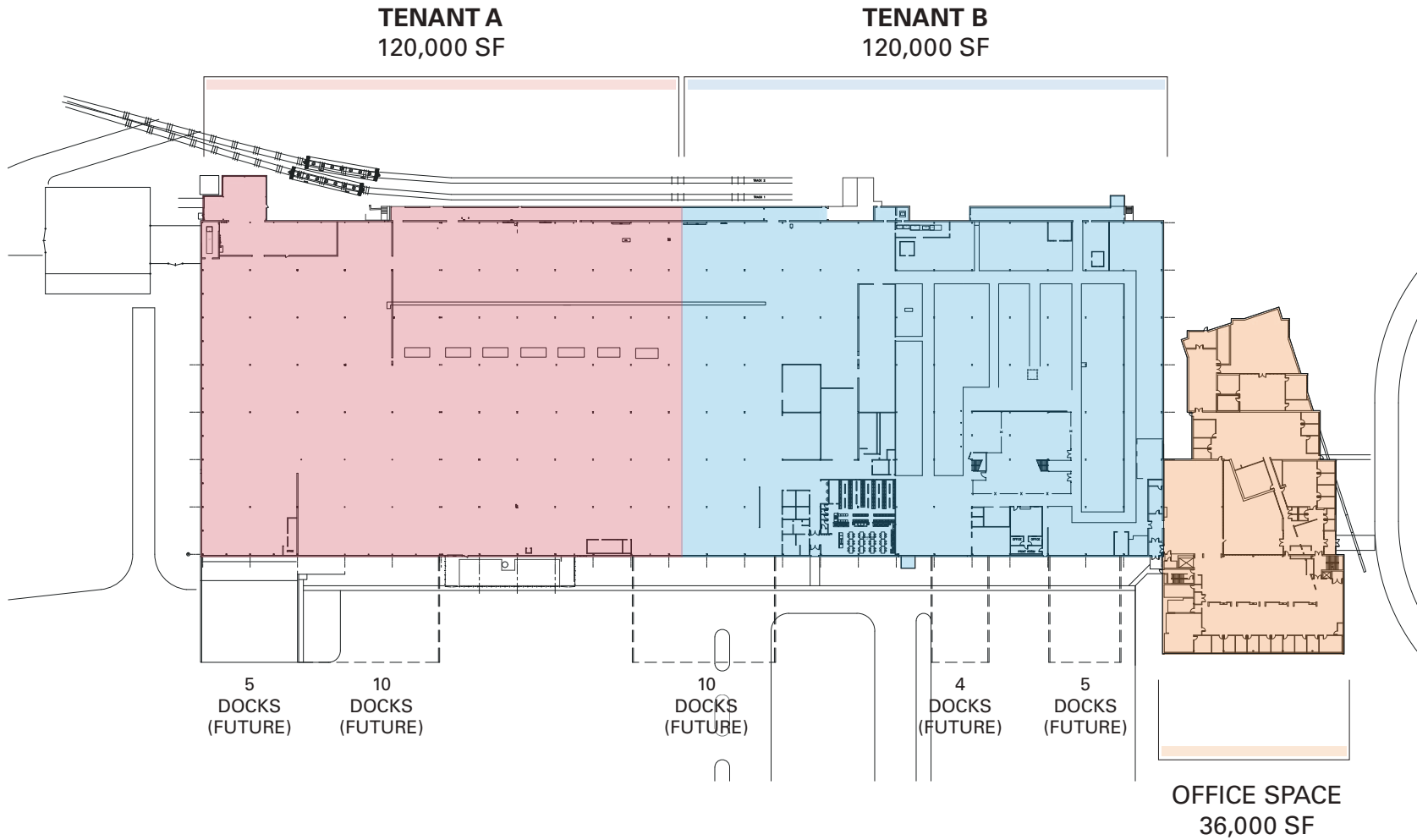
ID #	PARCEL #	ACREAGE
1	379-016	2.76 AC
2	379-017	1.7 AC
3	452-004	5.22 AC
4	452-005	7.05 AC

IN-2 ZONING

ID #	PARCEL #	ACREAGE
5	379-016	21.74 AC
6	452-005	17.95 AC



Flexible Divisibility Options



The IN-1, Light Industrial/Office District is intended to provide land for employment centers related to research and development, engineering and testing, office uses, warehousing, and limited manufacturing and industrial activities that will not have an adverse effect upon the district in which it is located. In addition, some low intensity commercial uses may be permitted in this district to provide convenient goods and services for employees and patrons in the zoning district. Higher intensity commercial uses are generally prohibited. Low intensity industrial uses are permitted by right or as a special use, depending on the attributes of the proposed land use.

IN-1 ZONING				
MINIMUM LOT SIZE IN SQUARE FEET	MINIMUM LOT IN WIDTH IN FEET	MAXIMUM HEIGHT OF PRINCIPLE STRUCTURE IN FEET		
6,000	60	NONE		
MAXIMUM FLOOR AREA RATIO	MINIMUM OPEN SPACE RATIO	REQUIRED YARDS (IN FEET)		
		FRONT	SIDE	REAR
2.0	NONE	15	5 ¹⁸	10 ¹⁸

The IN-2, Heavy Industrial District is intended to provide land for employment centers for more intensive industrial uses that typically generate heavy demands on the transportation system, including the need for freight rail service. These uses may cause odors, dust, noise, and vibrations and generate significant amounts of truck and freight rail traffic. Land uses in this district should generally be separated from residential districts by land uses permitted in the IN-1 or B-3 zoning districts.

IN-2 ZONING				
MINIMUM LOT SIZE IN SQUARE FEET	MINIMUM LOT IN WIDTH IN FEET	MAXIMUM HEIGHT OF PRINCIPLE STRUCTURE IN FEET		
10,000	90	NONE		
MAXIMUM FLOOR AREA RATIO	MINIMUM OPEN SPACE RATIO	REQUIRED YARDS (IN FEET)		
		FRONT	SIDE	REAR
1.0	NONE	25	NONE ¹⁸	NONE ¹⁸



ENTERPRIZE ZONE HIGHLIGHTS

- Eligible Use: Industrial
- Minimum Project Cost: \$100,000 minimum to receive property tax abatement on industrial facilities
- Sales Tax Exemption: 0.5% of total eligible construction material costs – not to exceed \$50,000
- Property Tax Abatement – minimum of 11 jobs created

MUNICIPAL INCENTIVE HIGHLIGHTS

—Property Tax Abatement – Industrial Job Creation:

Minimum project cost of \$100,000 – abatement is calculated on amount of new property value created by the project.

Additional abatement available for 11 new full-time jobs created and 50 or more part-time jobs created

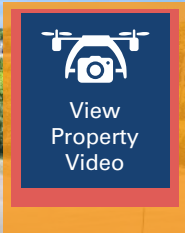
—Machinery/Equipment Sales Tax Exemption:

Sales Tax exemption on personal property used in manufacturing/ assembly operations if business invests at least \$5 million and creates a minimum of 200 full-time equivalent jobs

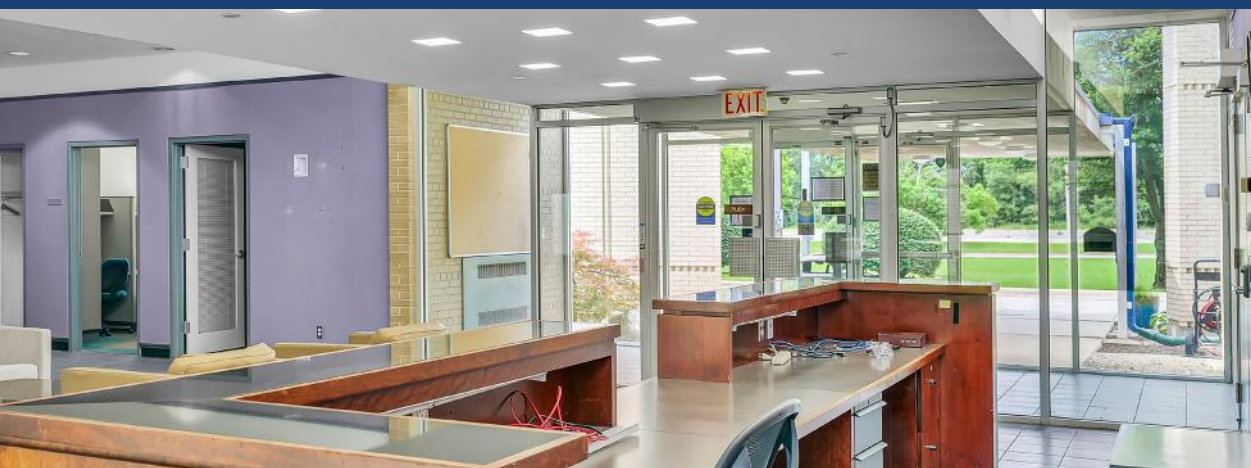
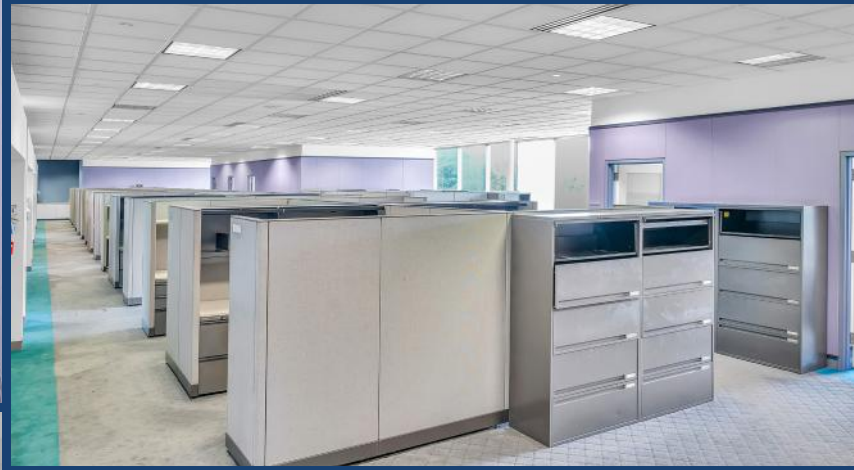
—Utility Tax Exemption:

State utility tax exemption on gas, electric and telecommunications is available if business invests at least \$5 million and creates a minimum of 200 full-time equivalent jobs

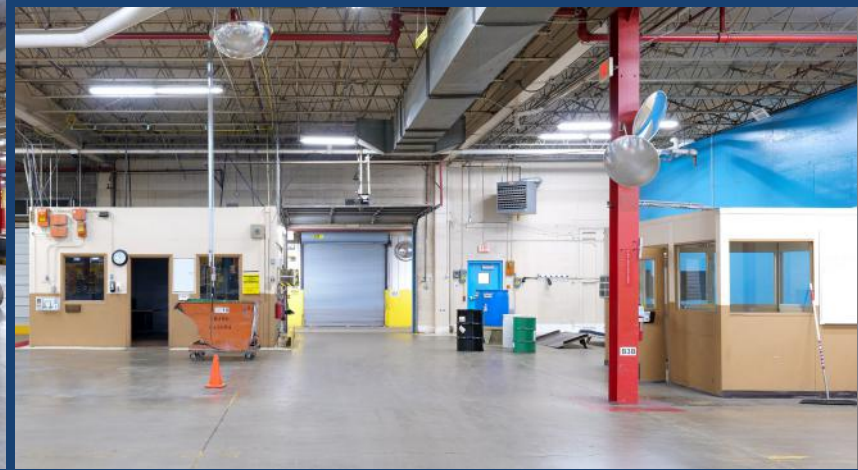
EXTERIOR PHOTOS



OFFICE PHOTOS



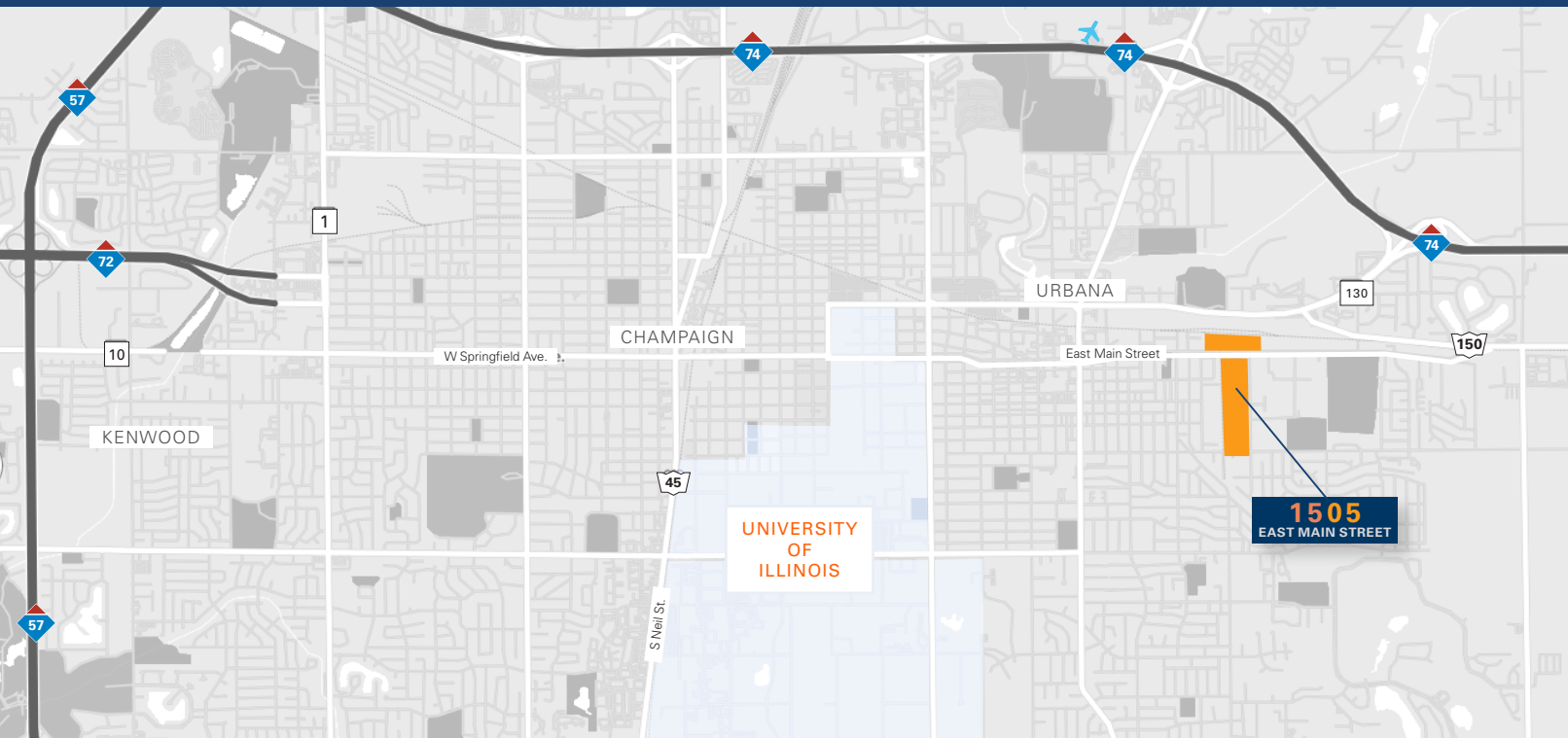
WAREHOUSE PHOTOS



Metropolitan Champaign–Urbana

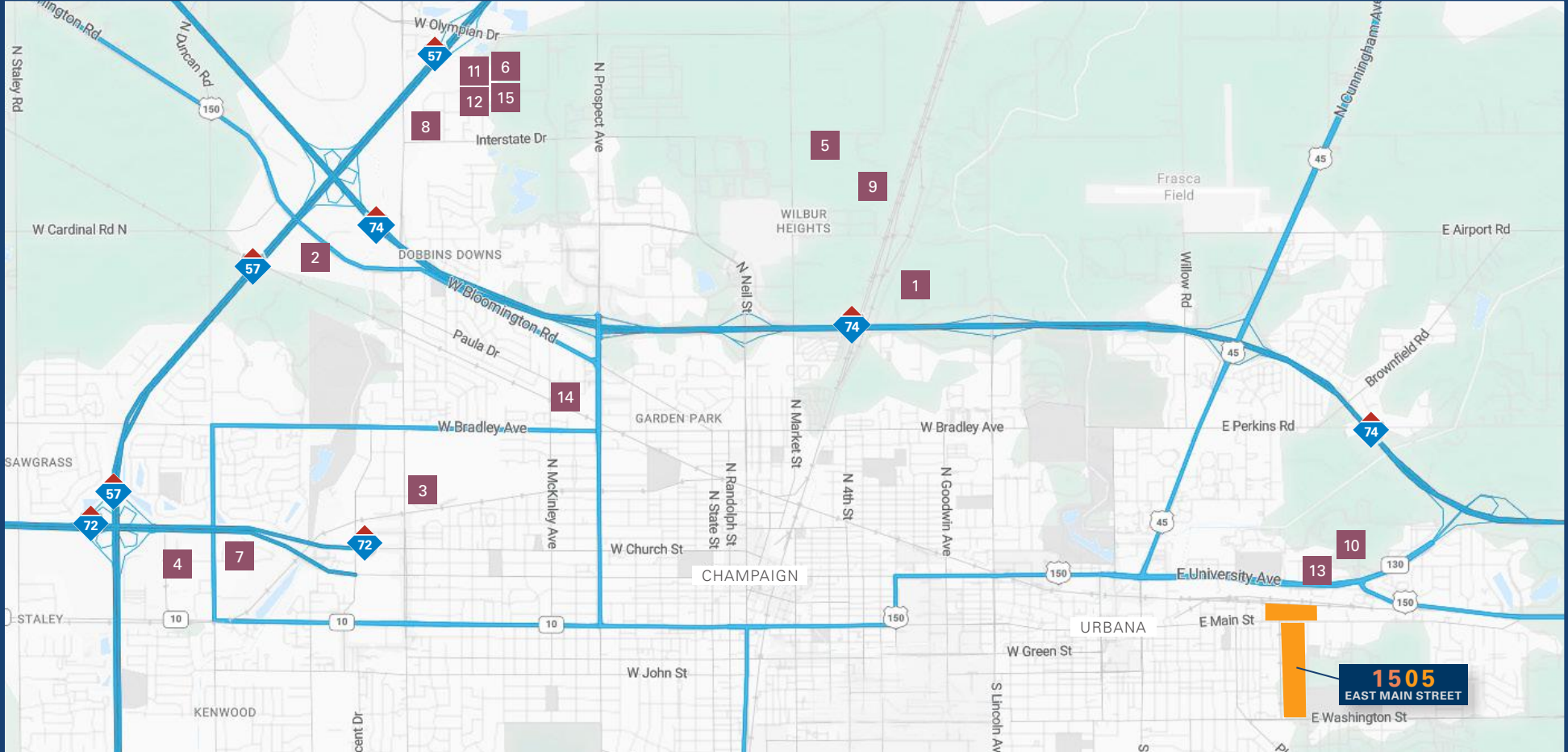


Since its founding in 1867, the University of Illinois Urbana-Champaign has earned a reputation as a world-class leader in research, teaching, and public engagement. Entrepreneurship flows from the classrooms to Research Park, a space that houses everything from Fortune 500 companies to student-founded startups. It is consistently ranked among the top five universities for NSF-funded research and our total annual research funding exceeds \$600 million.



**A LEADING
TECHNOLOGY HUB
THAT CULTIVATES
STARTUPS AND
ACCELERATES
CORPORATE
INNOVATION**

Metropolitan Champaign-Urbana



MANUFACTURING & DISTRIBUTION IN THE AREA

ID #	TENANT NAME	ADDRESS	SF OCCUPIED	ID #	TENANT NAME	ADDRESS	SF OCCUPIED	ID #	TENANT NAME	ADDRESS	SF OCCUPIED
1	United Natural Foods	2611 N Lincoln Ave Urbana	884,366	6	Siligan White Cap Enclosures	3209 Farber Drive Champaign	255,312	11	Advanced Filtration	3206 Farber Dr Champaign	120,000
2	The Atkins Group / Atkins 150 Warehouse	2309 W Bloomington Rd Champaign	583,000	7	Caterpillar	102 S Duncan Rd Champaign	200,409	12	Vesuvius USA	1404 Newton Dr Champaign	100,000
3	Kraft Heinz	710 N Mattis Ave Champaign	730,000	8	Horizon Hobby	2904 Research Rd Champaign	200,000	13	Flex-N-Gate / Guardian West	1306 E University Ave Urbana	66,000
4	Plastipak Packaging	3310 W Springfield Ave Champaign	683,187	9	Litania/Gill Sports	601 Mercury Dr Champaign	170,000	14	Siligan White Cap Enclosures	1310 N McKinley Ave Champaign	49,789
5	FedEx	Apollo Industrial Park Champaign	350,000	10	Flex-N-Gate / Guardian West	601 Guardian Dr Urbana	145,000	15	Premier Print Group	3104 Farber Dr Champaign	44,758

Strategically Positioned in the Midwest



DRIVING DISTANCE TO:	DISTANCE IN MILES
UNIVERSITY OF ILLINOIS CHAMPAIGN-URBANA	2.1
ILLINOIS TERMINAL CHAMPAIGN-URBANA AMTRAK AND BUSES	4.4
CHAMPAIGN CMI AIRPORT	5.9
BLOOMINGTON, IL	55.4
SPRINGFIELD, IL	92.9
INDIANAPOLIS INTERNATIONAL AIRPORT	120
CHICAGO O'HARE INTERNATIONAL AIRPORT	148
ST LOUIS, MO	184
CINCINNATI, OH	231
MILWAUKEE, WI	225
LOUISVILLE, KY	234
DETROIT, MI	383

Area Workforce & Commute

REGIONAL

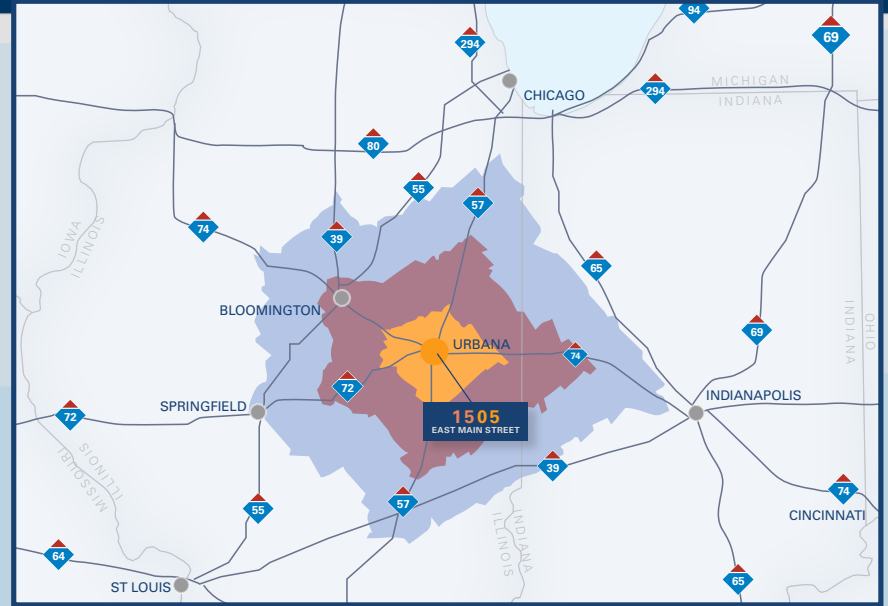
ILLINOIS AMTRAK TRAINS AND THRUWAY BUSES



The Illinois Terminal in Champaign is a MTD Bus and Amtrak Rail hub for the Champaign-Urbana area giving a diverse population of millions access to the area.



The #'s 5, 6, 7, 50, 70 bus routes directly serve The Property with stops on East Main Street.



TRAVEL TIME RADIUS TO / FROM PROPERTY			
Employment Data	30 Minutes	60 Minutes	90 Minutes
Total Employees	100,552	263,693	588,551
Blue Collar Workforce	16,487	57,810	145,066
Transportation/Material Moving Occupations	6,864	21,276	51,628
Production Occupations	4,217	17,696	45,001
Administrative Support Occupations	10,667	28,315	62,958

TRAVEL TIME RADIUS TO / FROM PROPERTY			
Population / Income	30 Minutes	60 Minutes	90 Minutes
2023 Total Population	213,567	570,965	1,263,383
2028 Total Projected Population	213,832	565,754	1,250,246
2023 Median Age	31.6	36.7	38.4
2023 Median Household Income	\$58,230	\$57,207	\$58,824
2028 Median Household Income	\$65,455	\$64,29	\$66,271

INDUSTRIAL ADVISORY GROUP

Corey B. Chase

Senior Managing Director

t 773-957-1444

corey.chase@nmrk.com

Jill Guth - Guth & Associates

Owner/Designated Managing Broker

t 217-778-8305

jill@guthandassociates.com

Adam Petrillo

Executive Managing Director

t 201-315-8569

adam.petrillo@nmrk.com

Steve Korfiatis

Managing Director

t 908-295-9261

steve.korfiatis@nmrk.com

Jack Chatwin

Analyst

t 201-213-4653

john.chatwiniii@nmrk.com

Newmark

201 Route 17 North
Rutherford, NJ 07070
t 201-842-6700

nmrk.com

NEWMARK