

Net Investment Opportunity For Sale



Existing 10-Year Life Science Lab Lease | 8.1% CAP Rate

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. Please note, the lease is guaranteed by the state of Illinois and the credit rating as of March 2025 is an A- from S&P Global Ratings. Recent improvements including new HVAC, parking lot and office renovations. The lease was recently renewed for ten (10) years with escalations.

Building Size	13,200 SF
Site Size	1.58 Acres
Office/Lab	13,200 SF
NOI	\$239,000
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. Recent improvements of \$176,000 including \$36K for New HVAC, \$40K parking lot, \$100K for Tenant Improvement and outdoor picnic area.



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



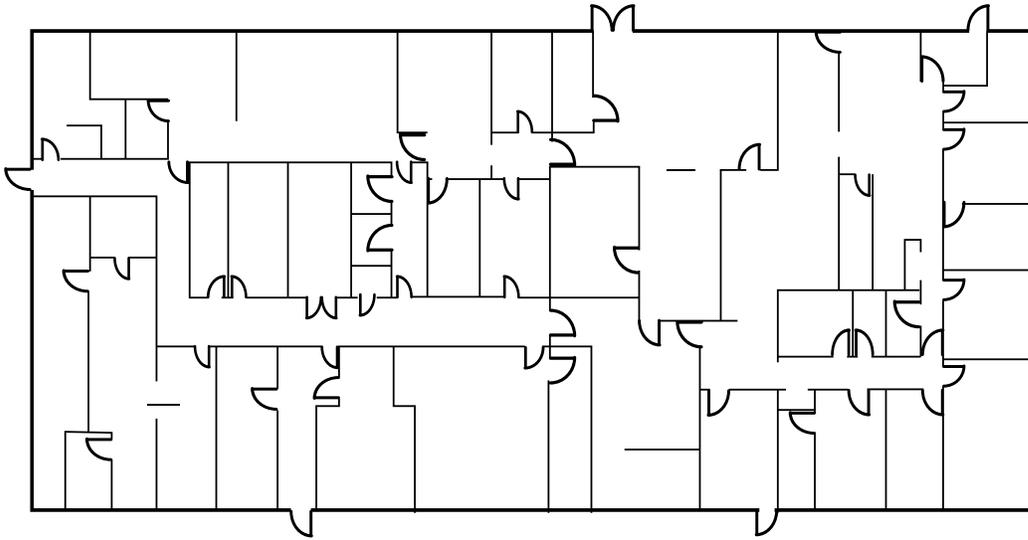
ASKING PRICE: \$2,550,000



EXTENSIVE COST IMPROVEMENTS

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FLOOR PLAN



13,200 SF

Building Available

BUILDING 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.

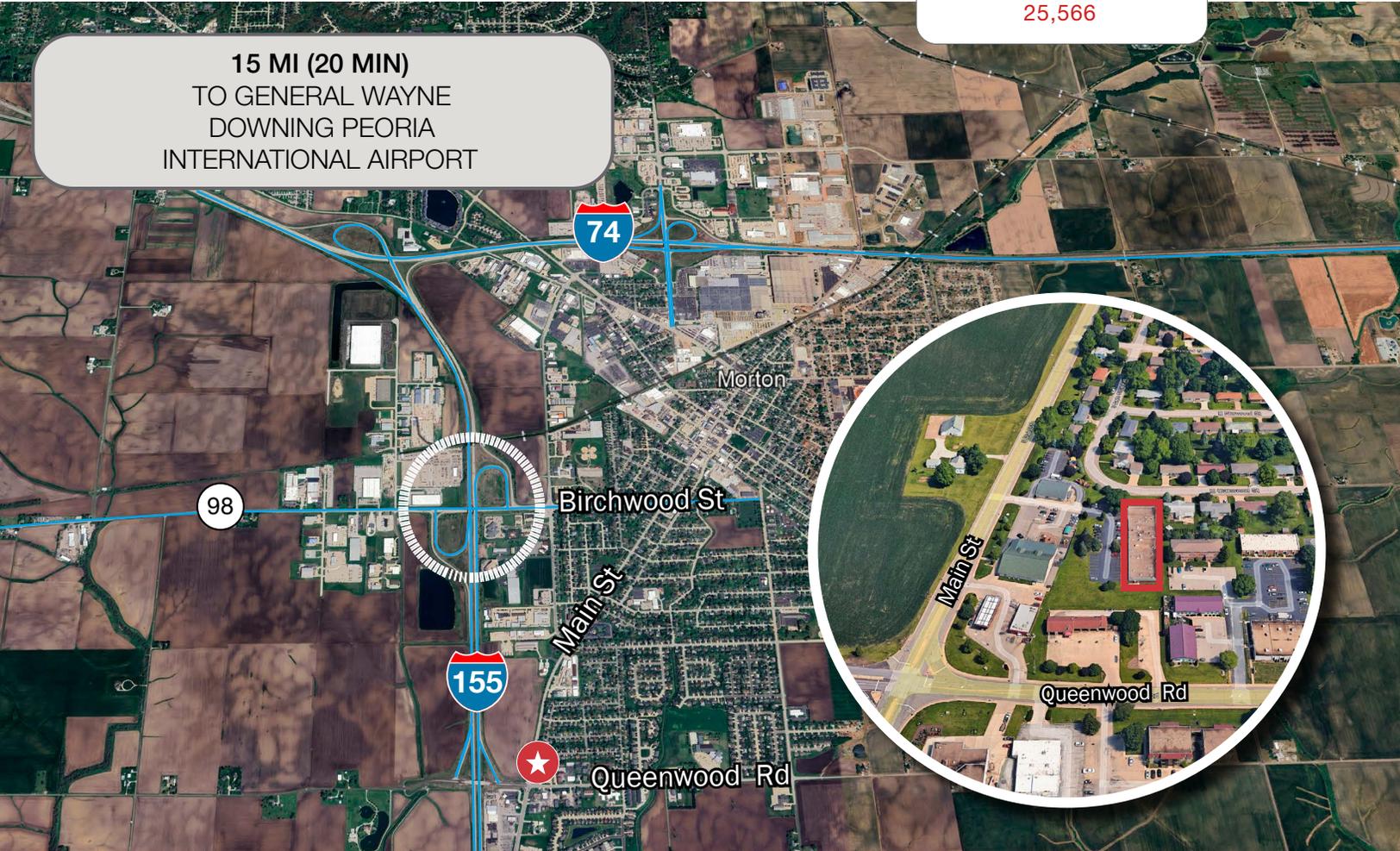


5-MILE RADIUS
MEDIAN HH INCOME
\$81,407



5-MILE RADIUS
POPULATION
25,566

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



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