

**LEASE**

**5704 E 1700 North Rd**

**VERSATILE INDUSTRIAL SPACE NEAR RIVIAN**

Danvers, IL 61732

**PRESENTED BY:**

**JILL SPRATT**

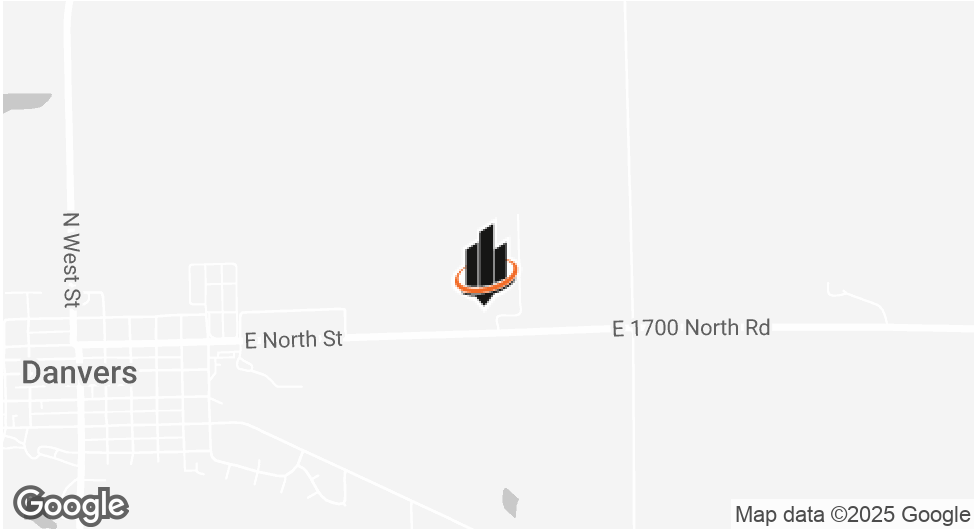
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$6.75 per sq ft/year
BUILDING SIZE:	72,440 SF
AVAILABLE SF:	72,440 SF
LOT SIZE:	6.5 Acres
ZONING:	M-2
APN:	12-13-400-002

PROPERTY OVERVIEW

Located just 9 miles from the Rivian Automotive Plant, this versatile industrial complex offers a total of over 70,000 square feet of high-quality space designed to support a variety of heavy industrial, manufacturing or fabrication operations. The property sits on ample acreage providing generous outdoor storage, parking, and maneuvering space for equipment and trucks. There are 52 paved parking spaces as well. The tenant will be responsible for all utilities, snow removal and landscaping.

Constructed with 8" reinforced concrete floors and clear-span insulated steel framing, the buildings offer exceptional durability and flexibility. Utilities include Corn Belt Energy, liquid propane heating, and shared private well. Multiple bridge cranes are currently installed throughout the complex and can be included as part of a lease agreement. The complex includes large overhead doors in a variety of sizes for convenient equipment access. The site is ideally positioned for manufacturers, suppliers, or contractors seeking a well-equipped facility in Central Illinois.

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## ADDITIONAL PHOTOS



Large and wide overhead doors - Building 3



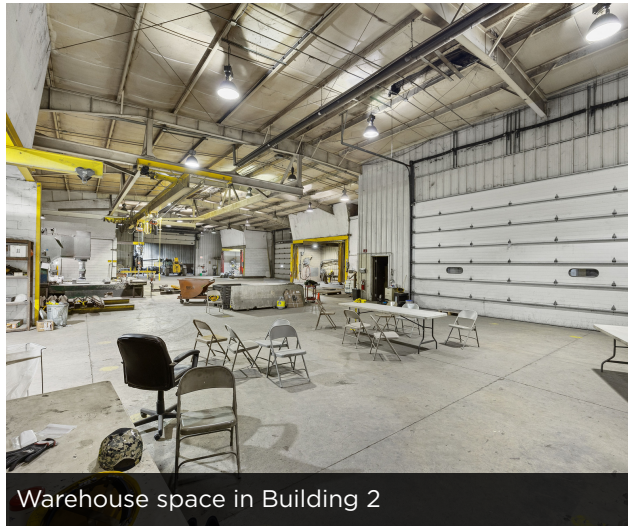
Numerous cranes throughout the property



Building 4



Office Space in Building 2



Warehouse space in Building 2



Ample outdoor parking and space for equipment

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## ADDITIONAL PHOTOS



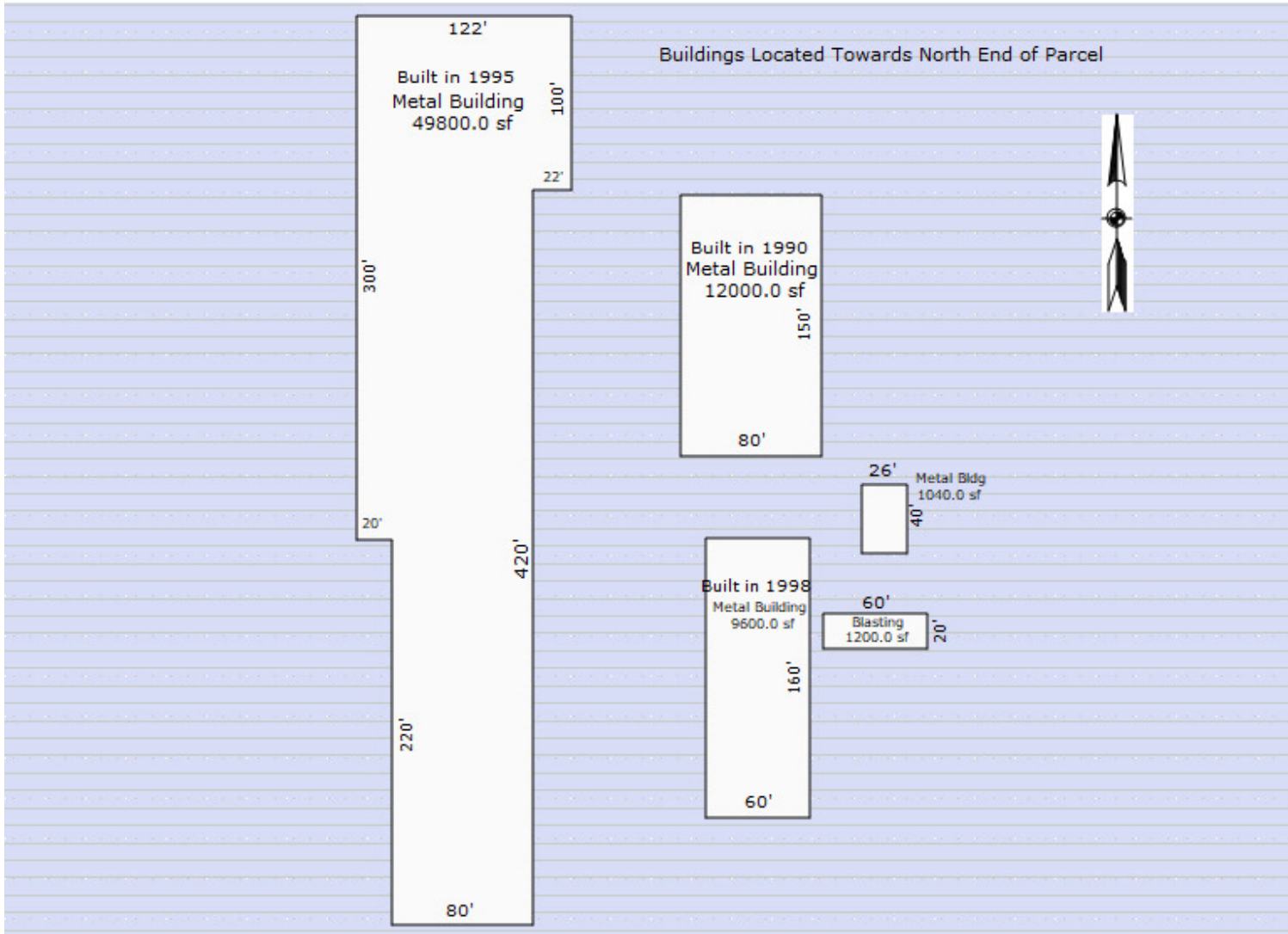
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ADDITIONAL PHOTOS



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## CUSTOM PAGE

### Building 1:

Approx. 9,600 SF

16' ceiling height

(1) Automatic overhead door – 24'W x 14'H

(1) Manual overhead door – 16'W x 14'H

300 kVA transformer, 120/240V, 800-amp service

### Building 2:

Approx. 17,000 SF with 200 SF of office space

20' ceiling height

(1) Automatic overhead door – 24'W x 14'H

(1) 2-ton bridge crane, 48' span, 10.5' underhook

500 kVA transformer, 277/480V, 1,200-amp service

### Building 3:

Approx. 32,000 SF

22'10" ceiling height

(1) Automatic overhead door – 28'W x 17'H

(1) 2-ton bridge crane, 75' span, 11' underhook

500 kVA transformer, 277/480V, 1,200-amp service

The addition contains 2 overhead doors, both 12'W x 12'H

(1) 5-ton overhead bridge crane, 21' span, 11' under hook

### Building 4:

Approx. 12,000 SF

26' ceiling height

(1) Automatic overhead door – 30'W x 16'H

(1) Automatic overhead door – 14'W x 14'H

(1) 2-ton bridge crane, 50' span, 16' underhook

(1) 3-ton bridge crane, 50' span, 16' underhook

500 kVA transformer, 277/480V, 800-amp service

### Additional Storage Building:

Approx. 1,040 SF

14' ceiling height

(1) Manual overhead door – 12'W x 12'H

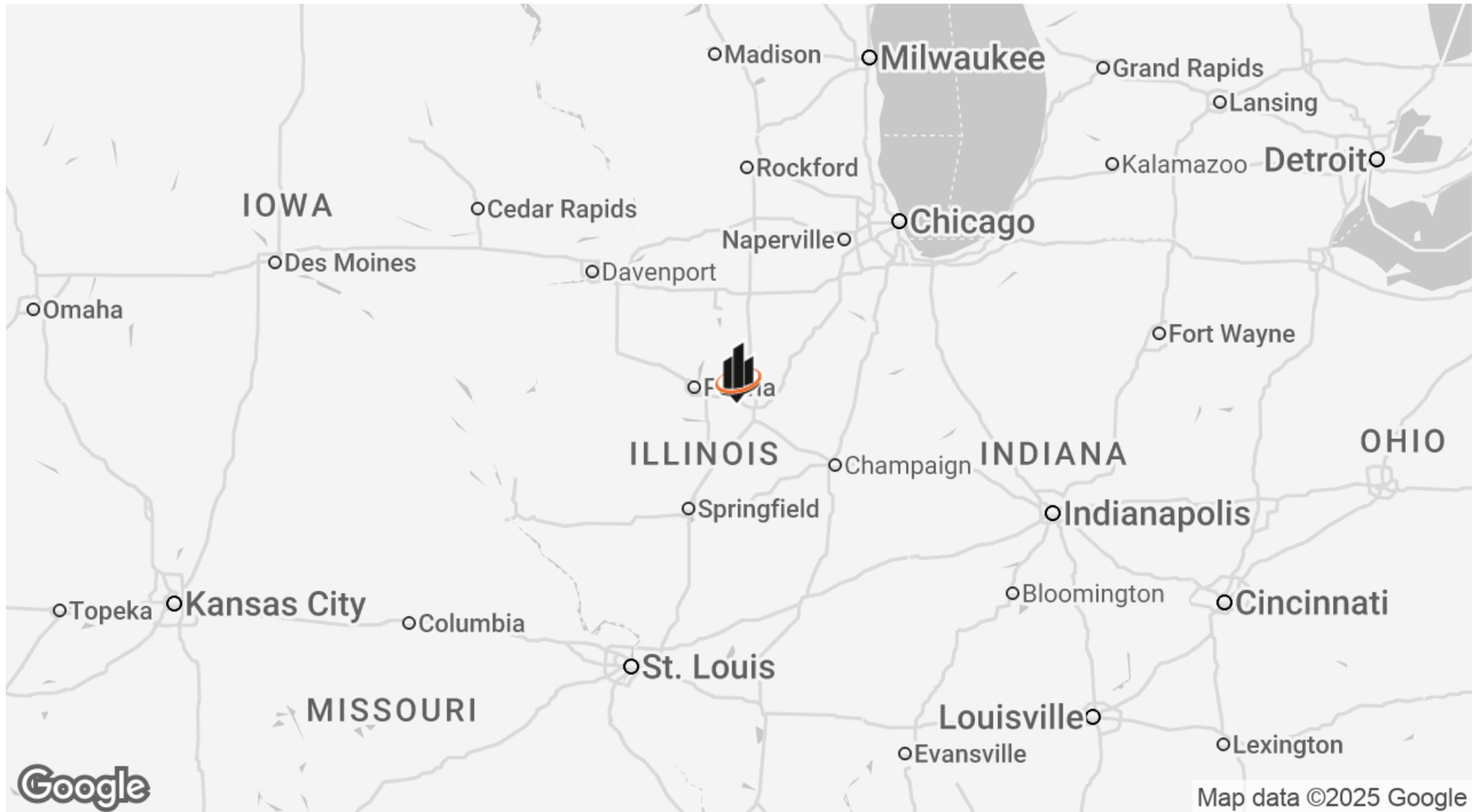
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## LOCATION MAP



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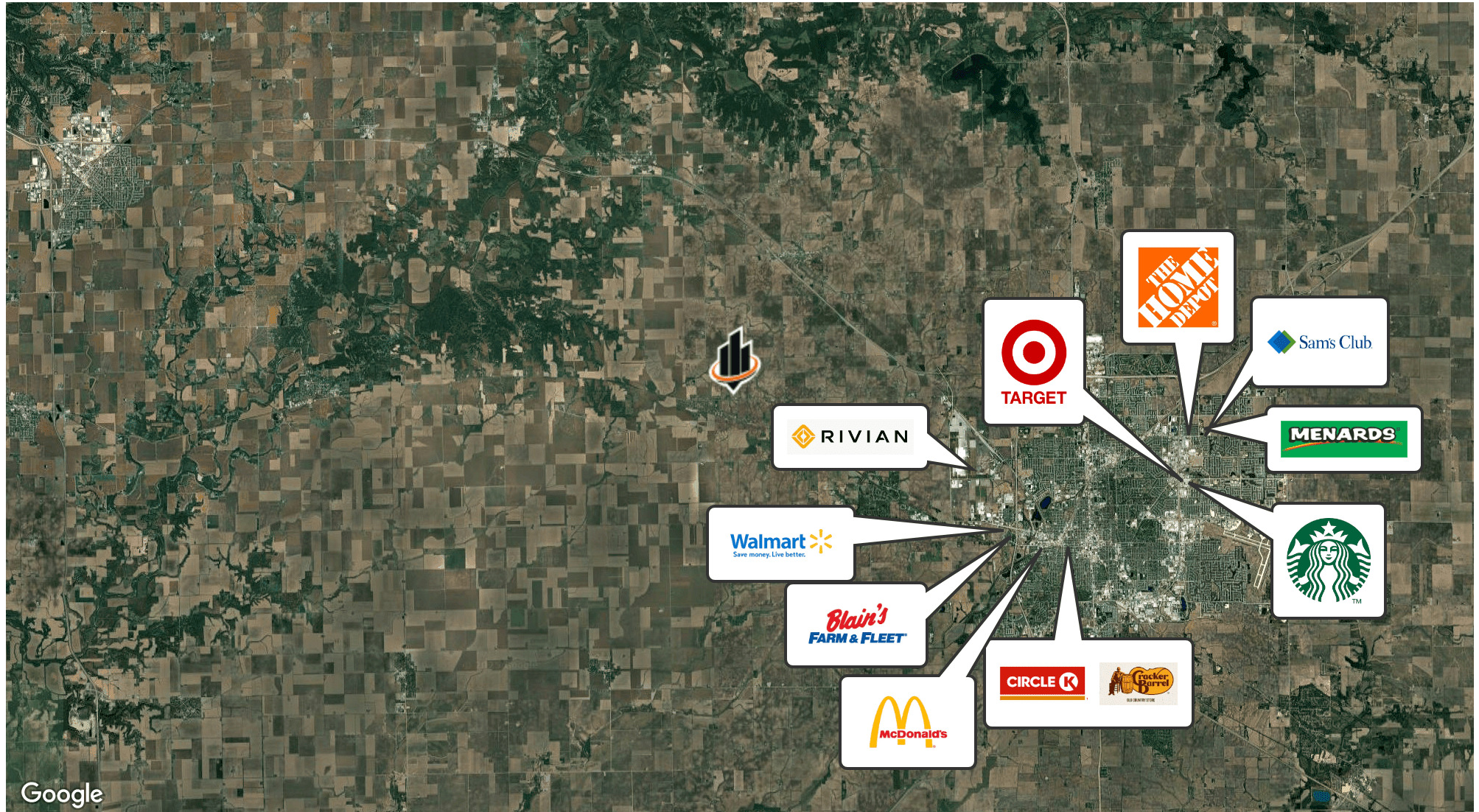
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**SVN | CORE 3** 7



## RETAILER MAP



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SVN | CORE 3 8

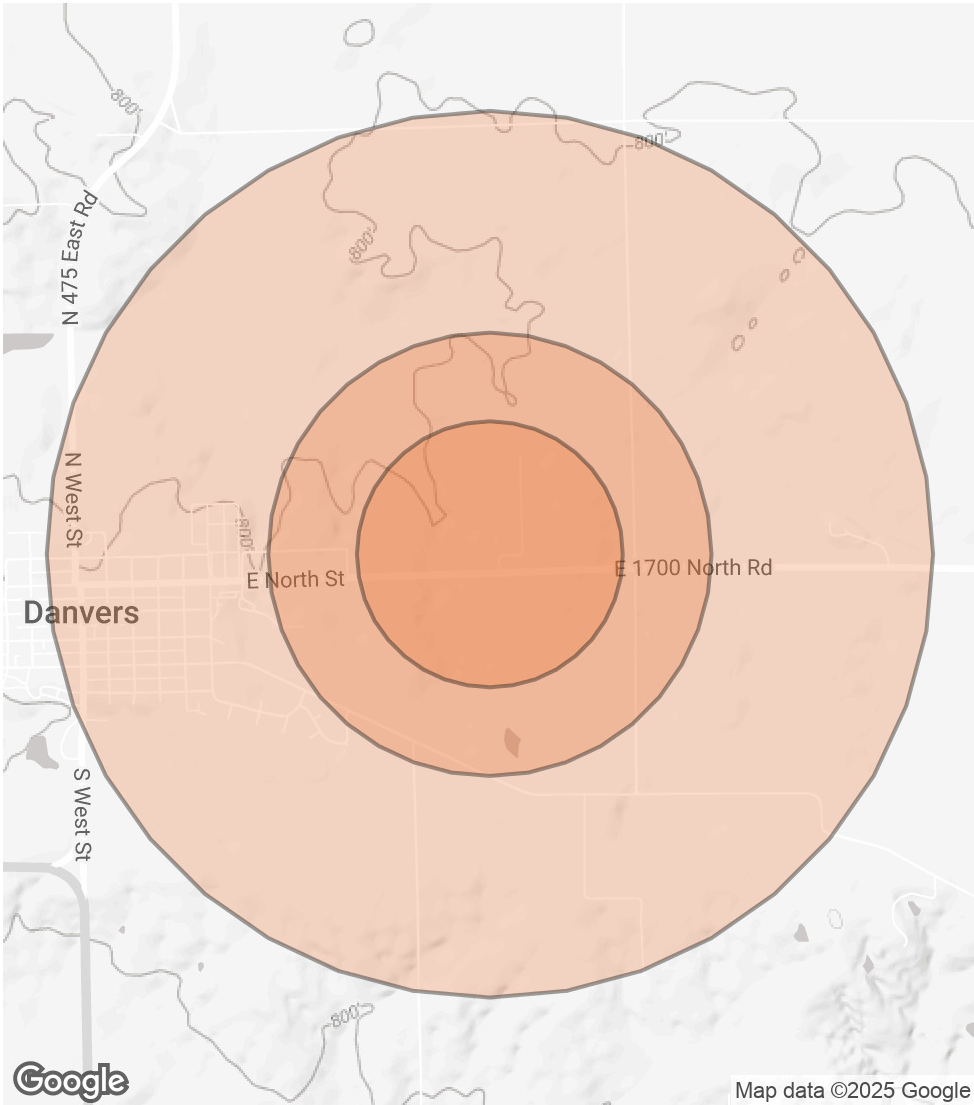


# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	12	59	714
AVERAGE AGE	39	39	39
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	5	24	285
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$103,654	\$103,654	\$103,657
AVERAGE HOUSE VALUE	\$242,286	\$242,286	\$242,328

Demographics data derived from AlphaMap



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MEET THE ADVISOR



JILL SPRATT

Advisor

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PROFESSIONAL BACKGROUND

Jill was born in Illinois and has lived in Central Illinois most of her life. She also lived in Oregon for 10 years during her school years. Jill has over 25 years of experience with client relations, customer service, leadership, event planning, and project management. She is a problem solver, effective communicator, relationship builder, and has strong interpersonal skills.

Before working at SVN Core 3, Jill had the experience of working with the SVN Core 3 team firsthand through her former employer. She explains, "The company I worked for moved to a new commercial building, and the new space required an extensive renovation." Jill got to know the team well during this time and said, "The professionalism, efficiency, and attention to detail that the team upheld throughout the entirety of the project was top-notch." Because of the lasting impression SVN Core 3 made on Jill, she joined the team as a Commercial Property Manager in February of 2020.

Jill's favorite part of her position is the long-term relationships she builds with tenants, owners, and clients. She also enjoys the search for the perfect property fit for her clients. In addition to her role as our Commercial Property Manager, Jill is a licensed Real Estate Broker with a primary focus on Industrial and Land.

Jill and her husband Bob together have 3 children. They enjoy spending time with family, friends and their yellow lab Bonnie.

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