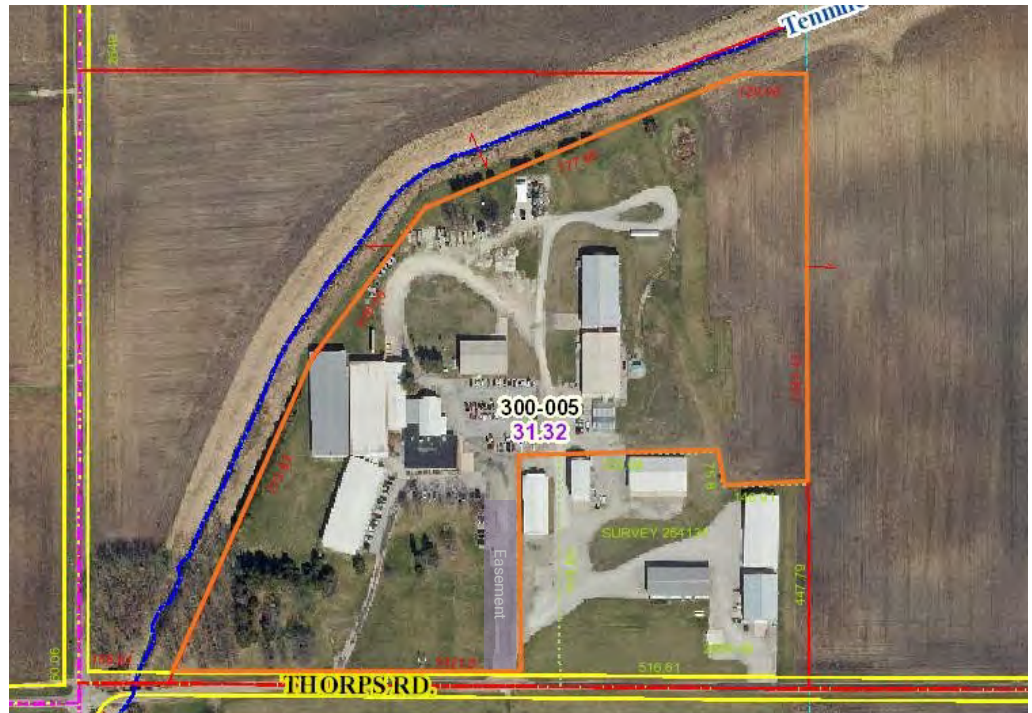


# AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.  
Suite A  
Bloomington, Illinois

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## FOR SALE - Ag - Warehouse - Office, Clinton, Illinois

### ADDRESS

12101 Thorps Rd  
Clinton, Illinois

### APPROX. SQUARE FEET

103,334 sq. ft.

### ACREAGE

25 Acres +/-

### ASKING PRICE

\$2,690,000

### UTILITIES

Well, septic, LP Gas, Ameren

### ZONING

Agricultural

### TAX ID:

08-06-300-005

### 12101 Thorps Rd, Clinton, Illinois

The property package consists of 103,334\* sq. ft. of space on approx. 25 acres:

- 16,656\* sq. ft. office
- 84,098\* sq. ft. of warehouse in seven buildings
- 2,580\* sq. ft. greenhouse

Previously operated by Syngenta Seeds as a seed research facility. Syngenta to retain five buildings on approx. 6.5+/- acres, and the balance, as shown above, is available for sale. The buildings were constructed between 1963 and 2013, with many structures dating from 2008 forward. The property is well maintained and includes traditional steel construction warehouse space, nicely finished office space, refrigerated and insulated storage and a large growing facility with Micro-Grow system.

*\* All square footages and lot lines are approximate*

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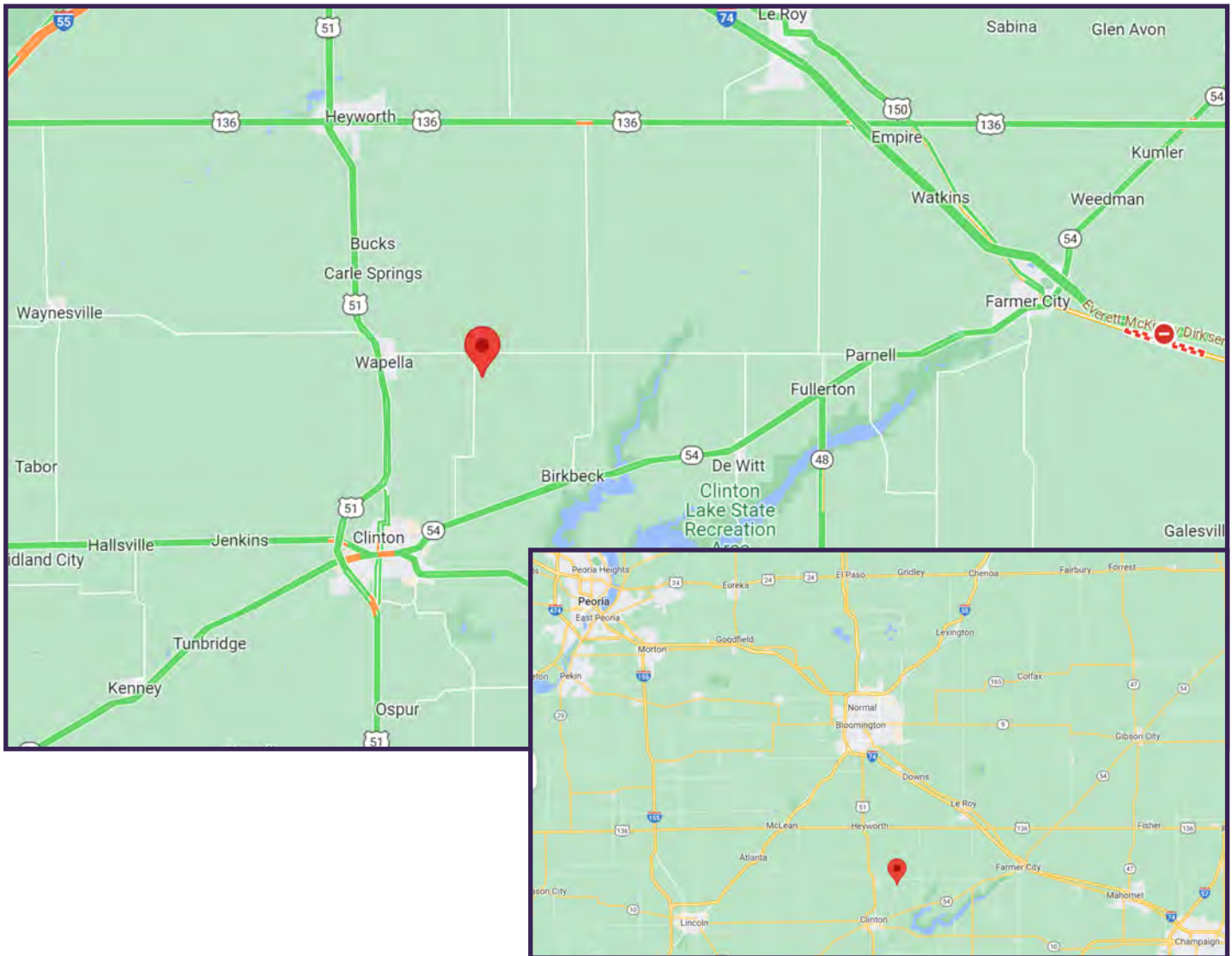
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## Property Summary

*\* All square footages are approximate*

Building	Sq. Ft.*	Type	Building	Sq. Ft.*	Type
1	7,840	Office	10 South	5,600	Office/warehouse
2	8,816	Office Addition	10 North	4,800	Growing Area
3A	16,000	Warehouse/Storage	10A	12,000	Growing Area
3B	16,000	Warehouse/Storage	11	6,500	Refrigerated Warehouse
3C	5,358	Shipping Warehouse	Green House	2,580	Green Houses
3D	17,840	Warehouse/Storage			



**Laura Pritts, Designated Managing Broker**

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## Property Layout





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## Buildings 1 & 2 - Finished Office

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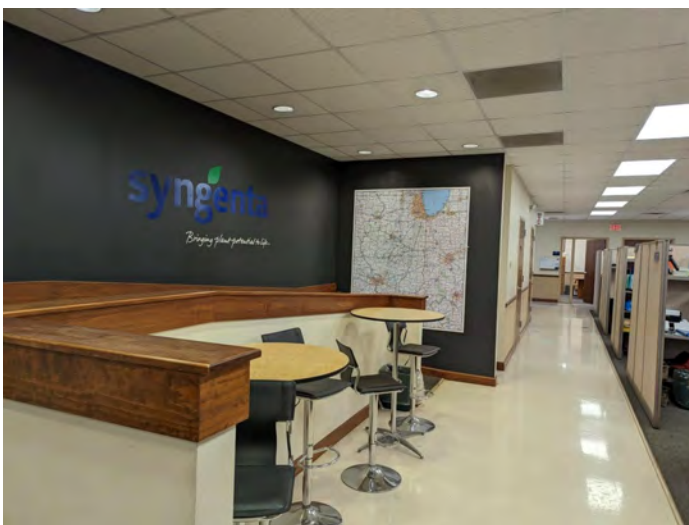
### Building 1: 7,840\* sq. ft.

**Characteristics:** Finished office space in good condition. Mix of private offices, conference rooms and open areas. Handicap accessible restrooms. Furniture can stay or go.



### Building 2: 8,816\* sq. ft.

**Characteristics:** Office addition, completed in 2006+/- . Office furniture can stay or go.



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## Building 3A - Warehouse

*\* All square footages are approximate*

**Building 3A: 16,000\* sq. ft.**

**Characteristics:** HVAC connection available for temporary or permanent hook-up. Drive in doors. Steel construction. Loading area located between buildings 3A and 3B.



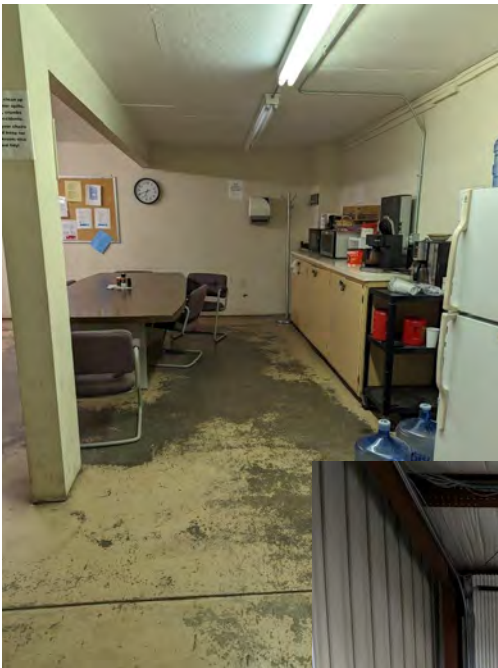
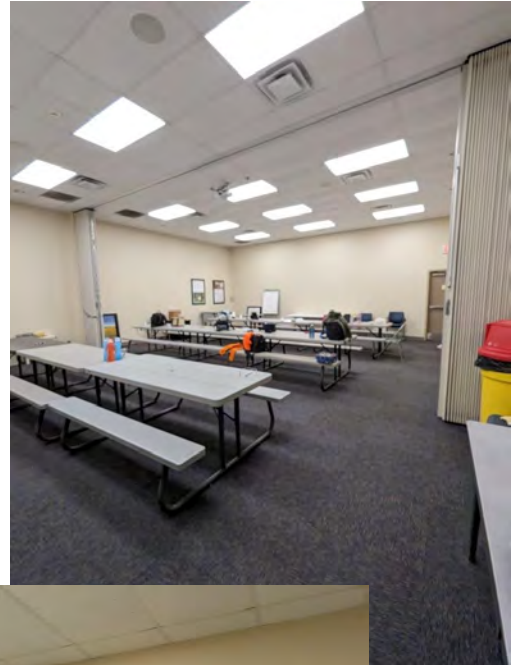


## Building 3B - Warehouse

*\* All square footages are approximate*

**Building 3B: 16,000\* sq. ft.**

**Characteristics:** Heated warehouse. Steel construction. Includes two break rooms plus a multipurpose/training room, all heated and cooled. Refrigeration unit/walk-in cooler located within the building.



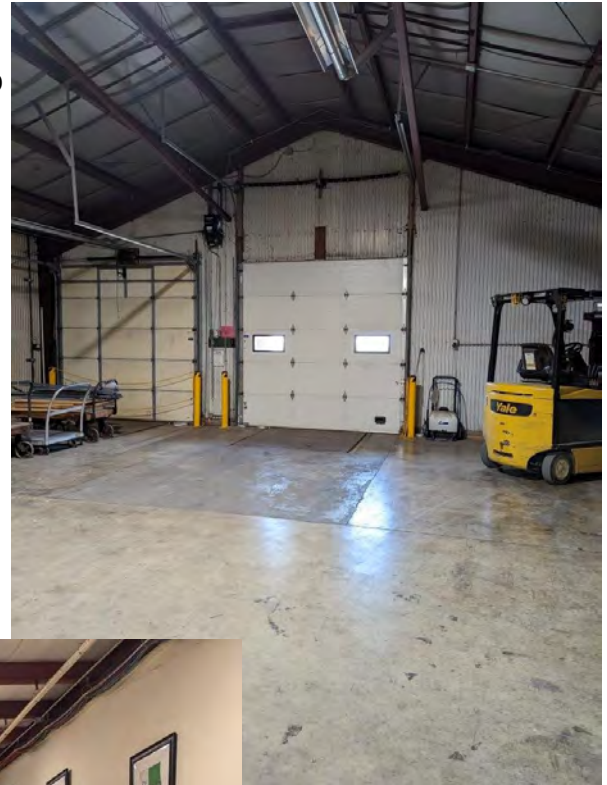


## Building 3C - Shipping Warehouse

*\* All square footages are approximate*

**Building 3C: 5,358\* sq. ft.**

**Characteristics:** Heated. Dock. Steel construction. Ramp access from office.





## Building 3D - Unheated Warehouse

*\* All square footages are approximate*

**Building 3D: 17,480\* sq. ft.**

**Characteristics:** Unheated warehouse/storage. Steel construction.

Current interior access via building 3B only.







## Buildings 10A & 10 - Growing Areas

**Building 10A:** 12,000\* sq. ft.

**Building 10:** 10,400\* sq. ft.

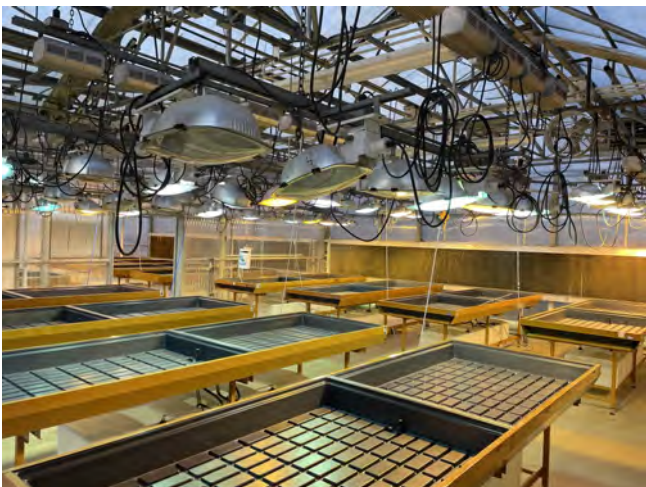
- South: 5,600 sq. ft. office/warehouse with reverse osmosis water system
- North: 4,800 sq. ft. growing area with Micro-Grow greenhouse system

**Characteristics:** The south portion of Building 10 is typical office/warehouse space and houses the water treatment system for the property. The north portion, combined with building 10A, houses the growing areas with the Micro-Grow greenhouse systems.



*\* All square footages are approximate*

**Greenhouses 2,580\* sq. ft.**





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## Building 11 - Refrigerated Warehouse

*\* All square footages are approximate*

**Building 11: 6,500\* sq. ft.**

**Characteristics:** Fully insulated and refrigerated warehouse building with drive in door.



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