FOR SALE

Multi-Tenant Industrial/Flex Building

200 E LAFAYETTE ST

Bloomington, IL 61701

PRESENTED BY:

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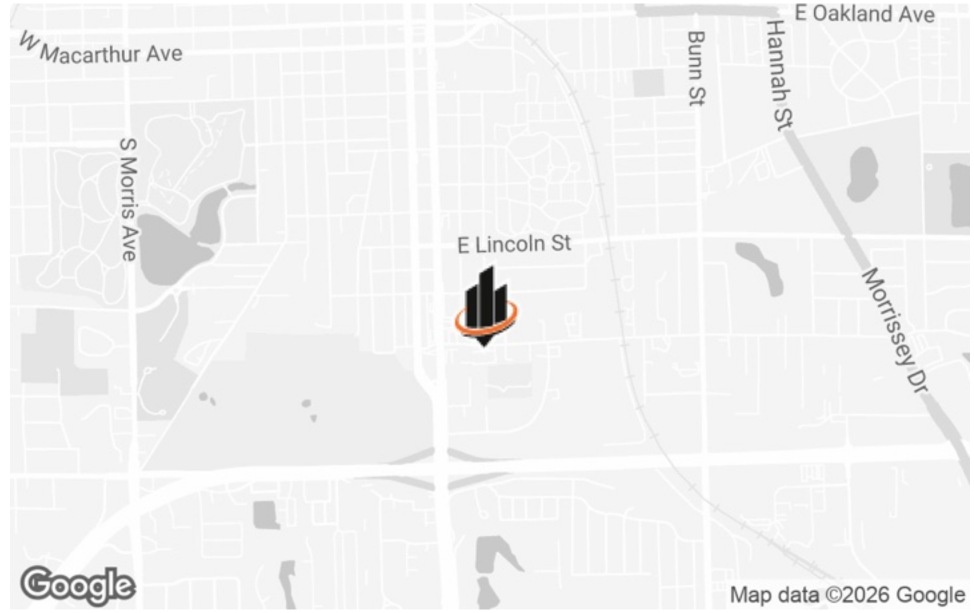
SVN
CORE 3

PROPERTY SUMMARY



OFFERING SUMMARY	
SALE PRICE:	$1,985,000
NUMBER OF UNITS:	15
LOT SIZE:	66,990 SF
BUILDING SIZE:	18,870 SF
2027 PROFORMA NOI:	$125,263.43
2027 PROFORMA CAP RATE:	7.38%

PROPERTY DESCRIPTION

Rare multi-tenant industrial/flex opportunity in Bloomington. 18,870 SF on 1.52 acres, M-1 zoned, 15 units, 6 drive-in doors, 2 exterior docks, clear-span warehouse bays, street-front office suites, finished lower-level space, and a fenced outdoor storage lot. What sets this building apart is how modular it is. The spaces can be combined or split to fit almost any user, from a single contractor needing a bay and an office to a company taking half the building. That flexibility is exactly why it stays leased: stable local tenancy with most leases running through 2030 and built-in annual escalations. A strong fit for an investor who wants a building that rents itself, or an owner-user who wants tenants covering the payment.

COMPLETE HIGHLIGHTS

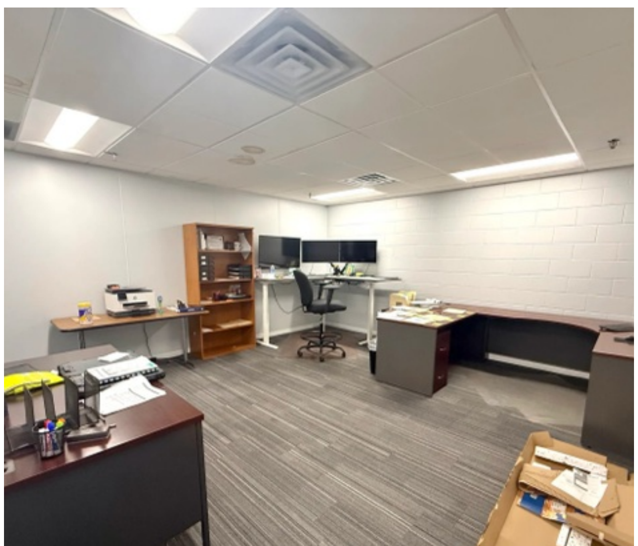
- Multiple income streams beyond the warehouse itself. Office, lower-level, and yard space all contribute to the rent roll.
- Approximately 70 parking spaces not including fenced in area. Parking layout is easily assignable for tenants.
- Multi-tenant income diversification — no single-tenant risk. Current tenants can upsize or downsize without leaving.
- Built-in annual rent escalations with most leases extending to 2030.
- Ample surface parking with low building coverage and expansion potential
- Modular by design — spaces combine or split to fit any tenant, any use, any size. Reconfiguring is much easier with this flexibly layout
- Wide tenant appeal means faster lease-up and less downtime between users.
- 6 drive-in overhead doors (12' wide) plus 2 exterior docks. Loading is covered for nearly every small-bay industrial or service user.
- Clear-span warehouse bays, street-front office suites, and finished lower-level space. Three distinct space types under one roof, drawing from three different demand pools.
- Fenced outdoor storage yard with room for fleet and equipment parking. This is a hard to find feature for contractors and service companies with trucks and materials.
- Zoning supports a broad range of industrial, service, and flex uses.
- Durable metal construction with a masonry office frontage. Low-maintenance envelope with a professional street presence.
- Room to grow in place for an owner-user. Occupy one bay today and expand into more space as the business scales.

ADDITIONAL PHOTOS

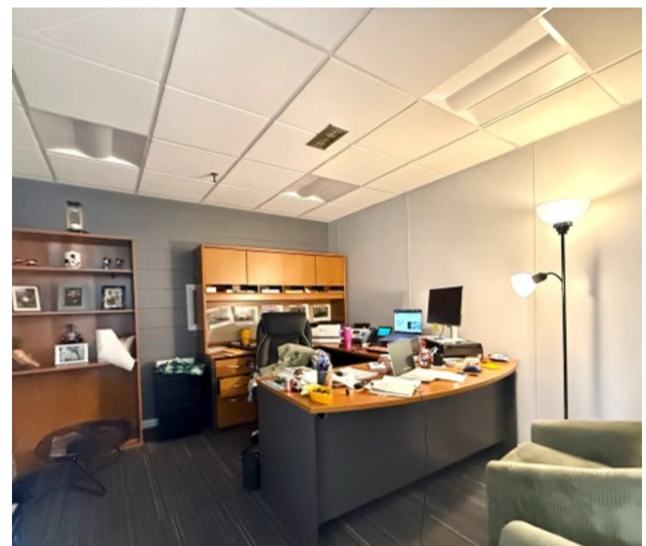

Unit B Main Entrance


Unit B Reception/Offices


Unit B Office


Unit B Office


Unit B Work Room


Unit B Office

ADDITIONAL PHOTOS


Unit B Stairs to Conference Room


Unit B Conference Room


Unit B Office


Unit B Upstairs Hallway


Unit B Bonus Room/Conference Room


Unit B Entrance looking up at Bonus Room

ADDITIONAL PHOTOS


A-2 Warehouse


A-1 Warehouse

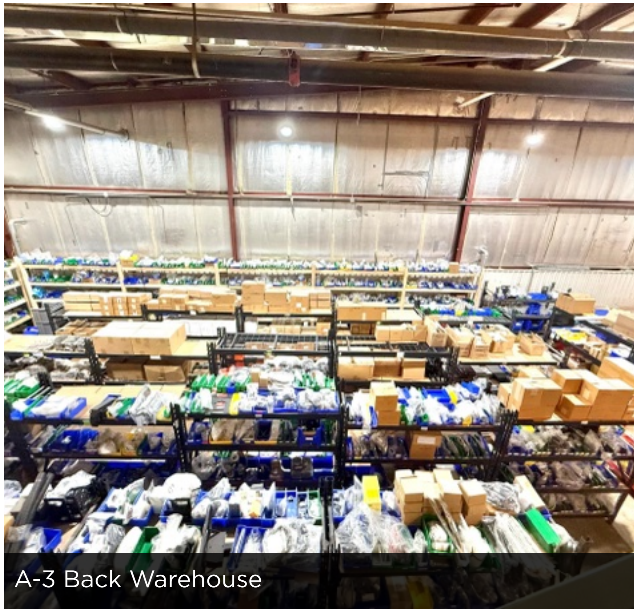

A-1 Warehouse

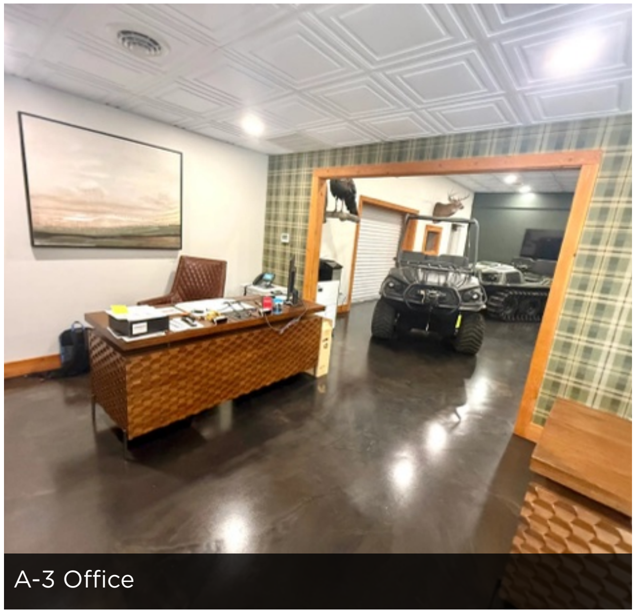

A-4 Warehouse


Shared Dock

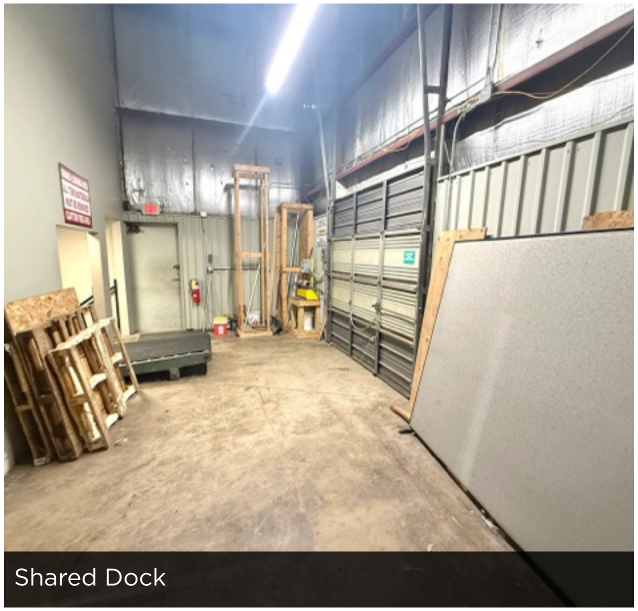

A-4 Warehouse

ADDITIONAL PHOTOS

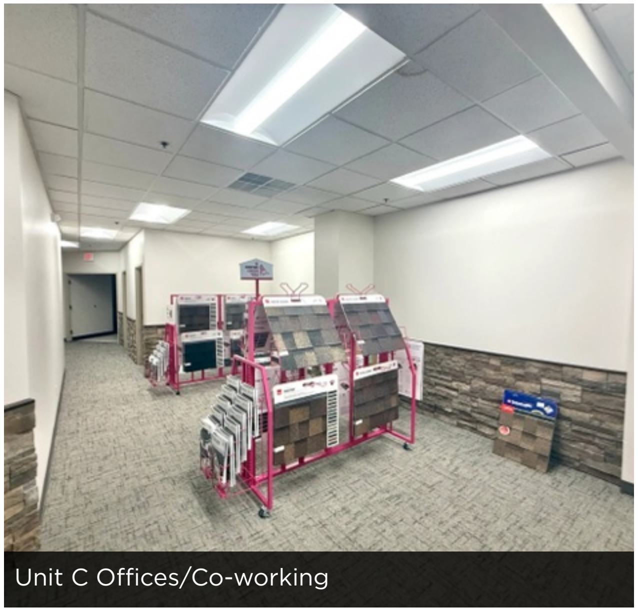

A-3 Back Warehouse


A-3 Office


A-3 Office/Flex

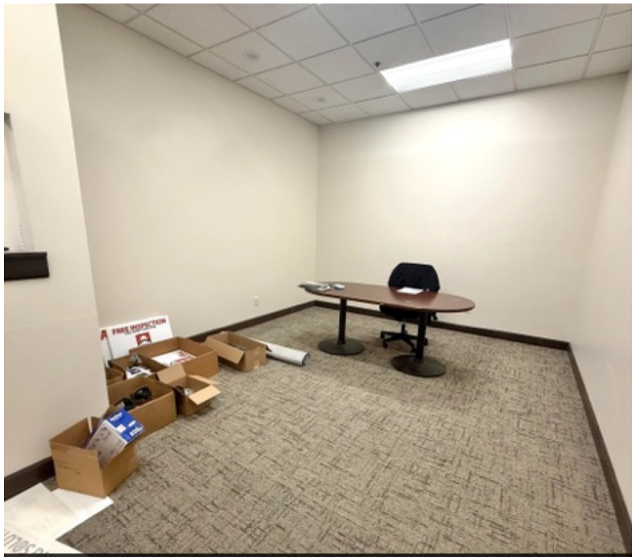

Shared Dock


Unit C Offices/Co-working

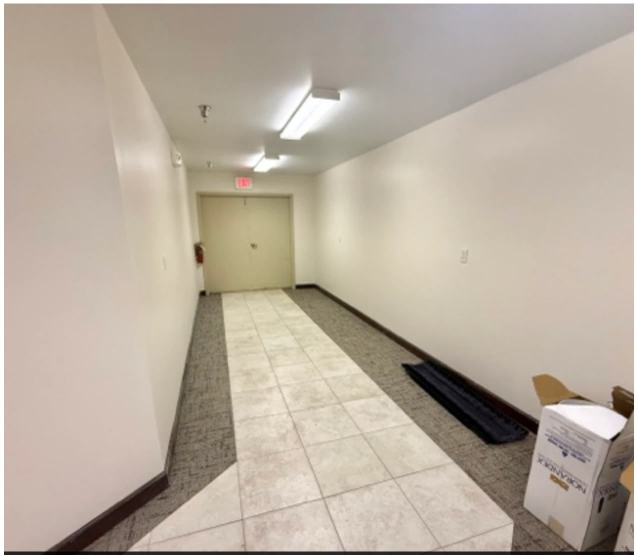

Unit C Offices/Co-working

ADDITIONAL PHOTOS


Unit C Front Office


Unit C Offices


Unit C Kitchen


Unit C Hallway to Dock


Unit C Upstairs Area


Unit C Upstairs Conference Room

ADDITIONAL PHOTOS


Basement Office Main Entry


Basement Kitchen


Basement Office


Basement Office/Co-working


Basement Office/Co-working


Basement Office/Co-working

ADDITIONAL PHOTOS

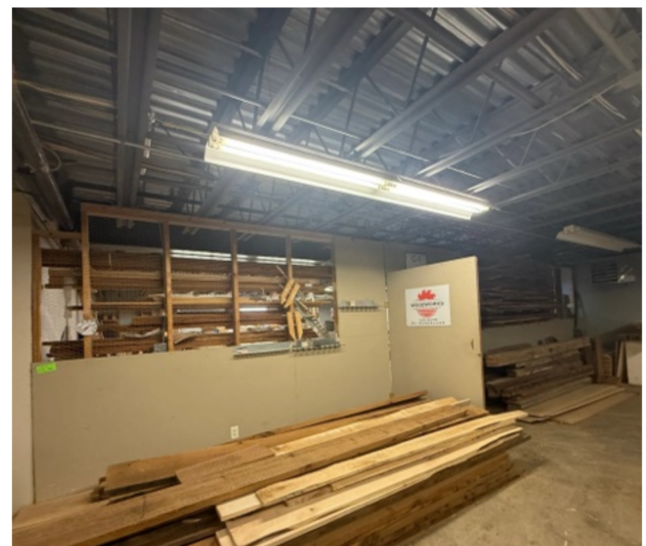

Basement


Basement Loading Ramp

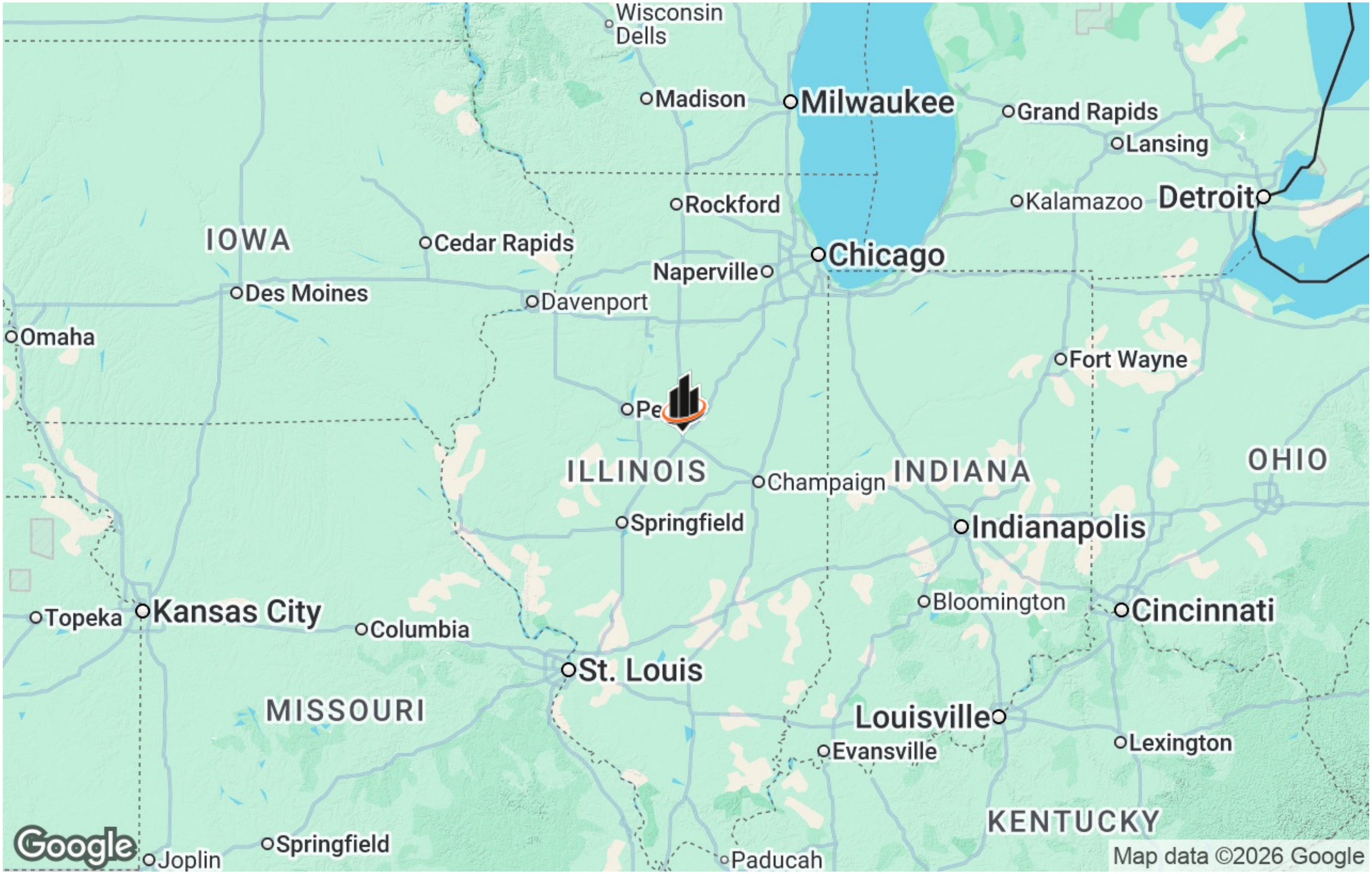

Basement Rental Unit


Basement Rental Unit


Basement Rental Unit


Basement Rental Unit

AERIAL MAP



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LOCATION MAP

RETAILER MAP

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The 9.6% Report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION

SVN ADVISORS COLLABORATE BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN economists analyzed 15,000 records of sales between $2.5 and $20 million in the four core building types— industrial, multifamily, office and retail.*

* Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

THE RESULT?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

THINK ABOUT IT.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: **The higher the demand for a product, the higher the sales price.**

IT'S COMMON SENSE.

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate – **we collaborate across our network** and build trust, driving outsized success for our clients and our colleagues.

VISIT SVN.COM TO FIND OUT MORE.

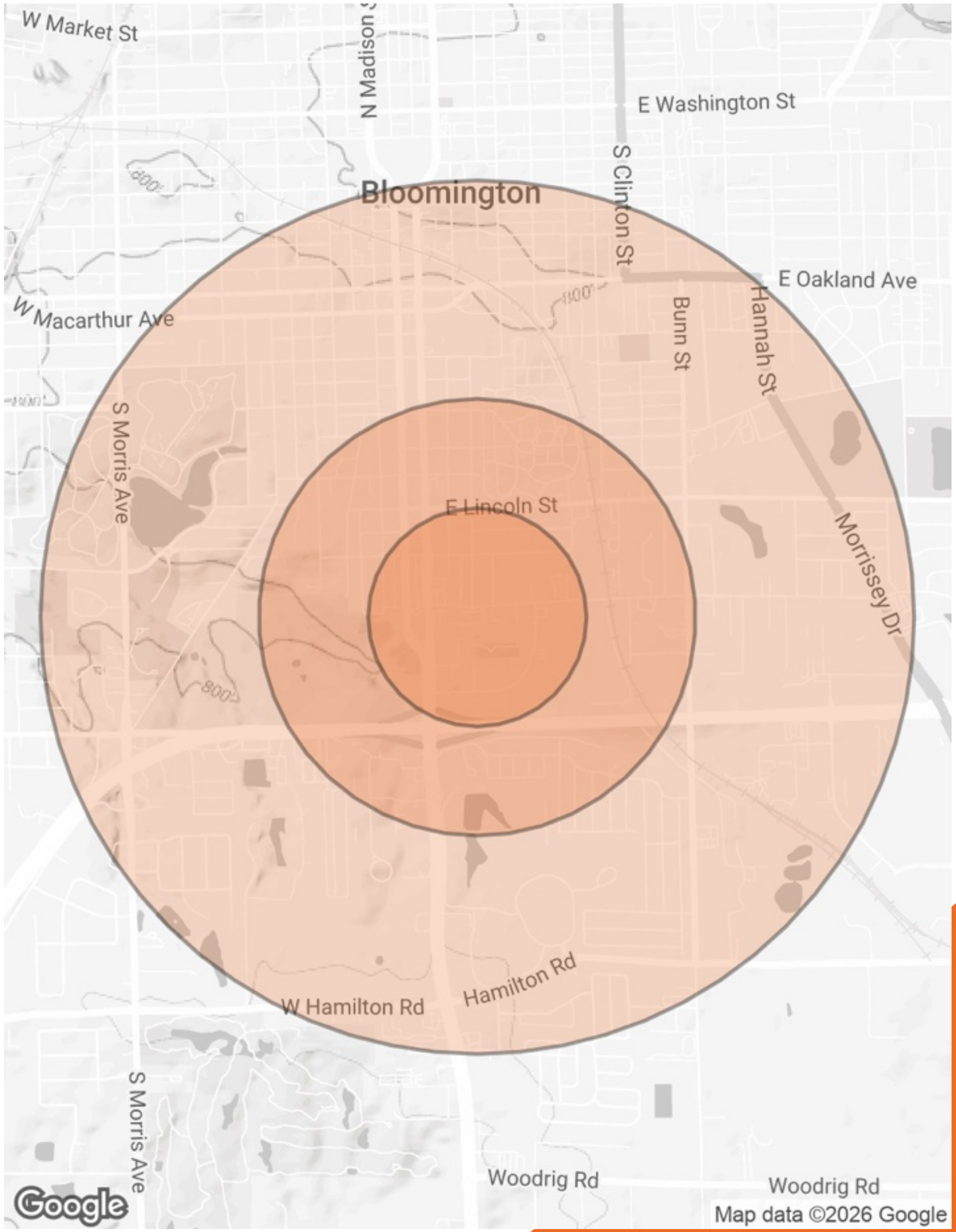
svn.com. 1309 Beacon Street, Suite 300 Brookline, MA 02446

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	347	1,811	7,567
AVERAGE AGE	36.9	40.2	42.3
AVERAGE AGE (MALE)	43.1	42.2	41.7
AVERAGE AGE (FEMALE)	33.4	38	41

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	160	979	4,149
# OF PERSONS PER HH	2.2	1.8	1.8
AVERAGE HH INCOME	$69,453	$56,399	$60,885
AVERAGE HOUSE VALUE	$139,187	$126,382	$119,170

2023 American Community Survey (ACS)



MEET THE TEAM

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COMMERCIAL REAL ESTATE ADVISORS

Collective Strength, Accelerated Growth

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CORE 3

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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