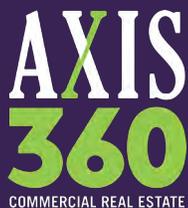


1625 Commerce Parkway Bloomington, Illinois

Single Tenant
Net Lease Investment



3001½ Gill St.
Suite A
Bloomington, Illinois 61704

www.axis360.co

Visit our Website:



CONFIDENTIALITY & INVESTOR DISCLAIMER

This Investment Offering Memorandum (“Memorandum”) has been prepared by AXIS 360 Commercial Real Estate Specialists solely for the purpose of providing prospective investors with information to evaluate a potential investment in the property located at 1625 Commerce Parkway, Bloomington, Illinois (“Property”).

All information contained herein has been obtained from sources believed to be reliable; however, AXIS 360 Commercial Real Estate Specialists and the property owner make no representations or warranties, express or implied, as to the accuracy or completeness of the information. Financial projections, market assumptions, and pro forma figures contained in this Memorandum are provided for general reference only and may not reflect actual future performance. Investors should conduct their own independent investigation and analysis and consult their financial, tax, and legal advisors before making any investment decision.

This Memorandum does not constitute an offer to sell or a solicitation of an offer to buy any security or interest in the Property. Offers to purchase the Property will only be accepted from qualified investors pursuant to a fully executed purchase agreement and subject to the terms therein.

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INVESTMENT OVERVIEW

PROPERTY OVERVIEW

SIZE	18,695 sq. ft.
LOT SIZE	1.53 Acres
PARCEL #	21-15-179-007
ZONING	B-1 by the City of Bloomington
YEAR BUILT	1997
CONSTRUCTION	Steel Frame, Brick Veneer
FEATURES	Stunning high-end finishes, dock-high loading, employee parking and entrance, plus a landscaped patio

FINANCIAL SUMMARY*

OFFERING PRICE	\$2,400,000	\$2,200,000
NOI	\$224,340	
CAP RATE	9.35%	10.20%
PRICE/SQ. FT.	\$128.38	\$117.68
LEASE TYPE	NNN	
EXPIRATION DATE	3/20/2028, Two (2) renewals of three (3) years each	
OWNER OBLIGATIONS	Roof, exterior walls, structural, fire and life safety, and HVAC in excess of \$7,000 per year	

* **Contact listing broker for complete financials**

TENANT INFORMATION

Commodity & Ingredient Hedging (CIH) is a trusted leader in risk management and hedging services for agricultural producers, processors, and end users. With decades of experience, CIH has earned a strong reputation in the highly specialized and essential commodity markets—making them a knowledgeable and reliable tenant.

Financial Stability

Serving agribusiness clients across North America, CIH operates in a mission-critical industry with recurring revenue from long-standing client relationships. Their core offerings—hedging strategies and risk management—are vital for helping clients navigate volatile markets. This essential role contributes to CIH's resilience and financial strength in all economic conditions.

Recent Strategic Expansion

CIH's 2025 acquisition of **Advance Trading, Inc. (ATI)**, a well-known grain marketing firm with offices in 11 states, demonstrates growth, strong capitalization, and a long-term commitment to expanding their national footprint. This kind of strategic activity reflects a tenant that is both forward-thinking and financially robust. Advance Trading, Inc. (ATI) is a nationally respected leader in grain marketing and risk management services. Founded in 1980 and **headquartered at 1625 Commerce Parkway in Bloomington, Illinois**, ATI has earned a reputation for providing expert, independent market guidance to farmers, elevators, and agribusinesses across North America.

Long-Term Potential

CIH serves a critical, evergreen function in the agriculture and food sectors. Their services remain in demand regardless of broader economic cycles, making them a reliable long-term tenant with strong lease renewal potential.

Laura Pritts, Owner/Designated Managing Broker

lpritts@axis360.co

(309) 824-0507

Robbie Osenga, Commercial Broker

rosenga@axis360.co

(309) 531-1153

SITE MAP

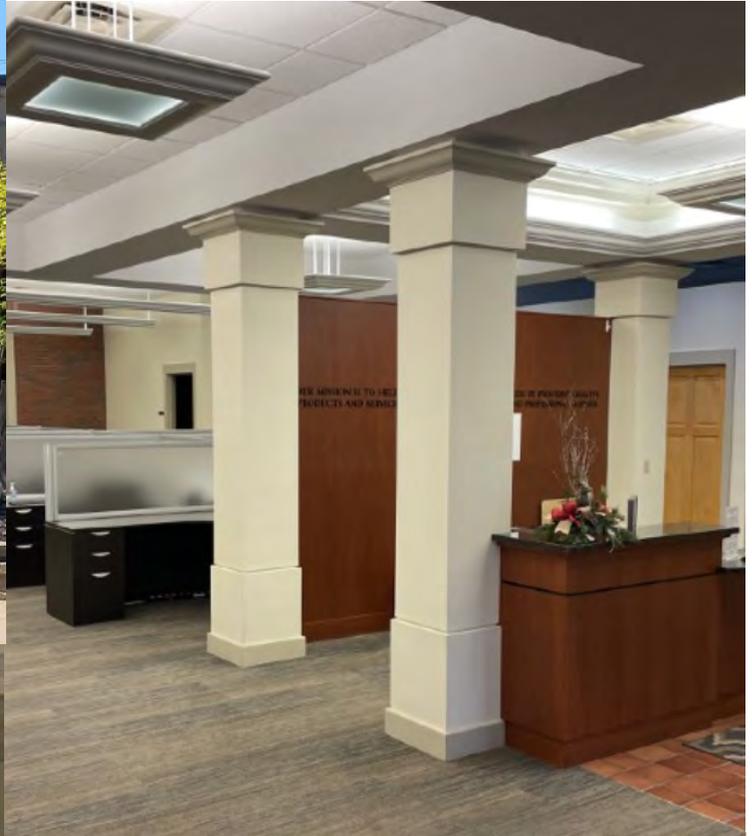


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lpritts@axis360.co
rosenga@axis360.co

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(309) 531-1153

INTERIOR PHOTOS

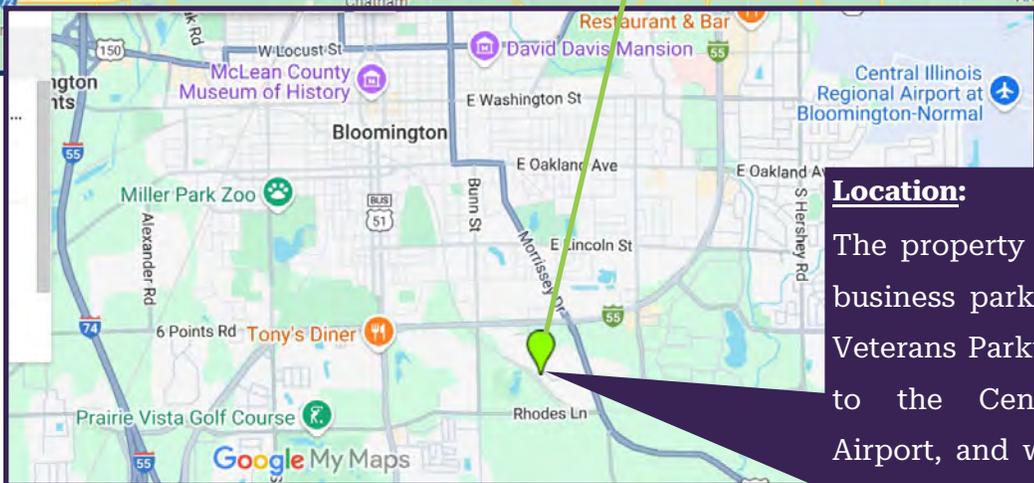
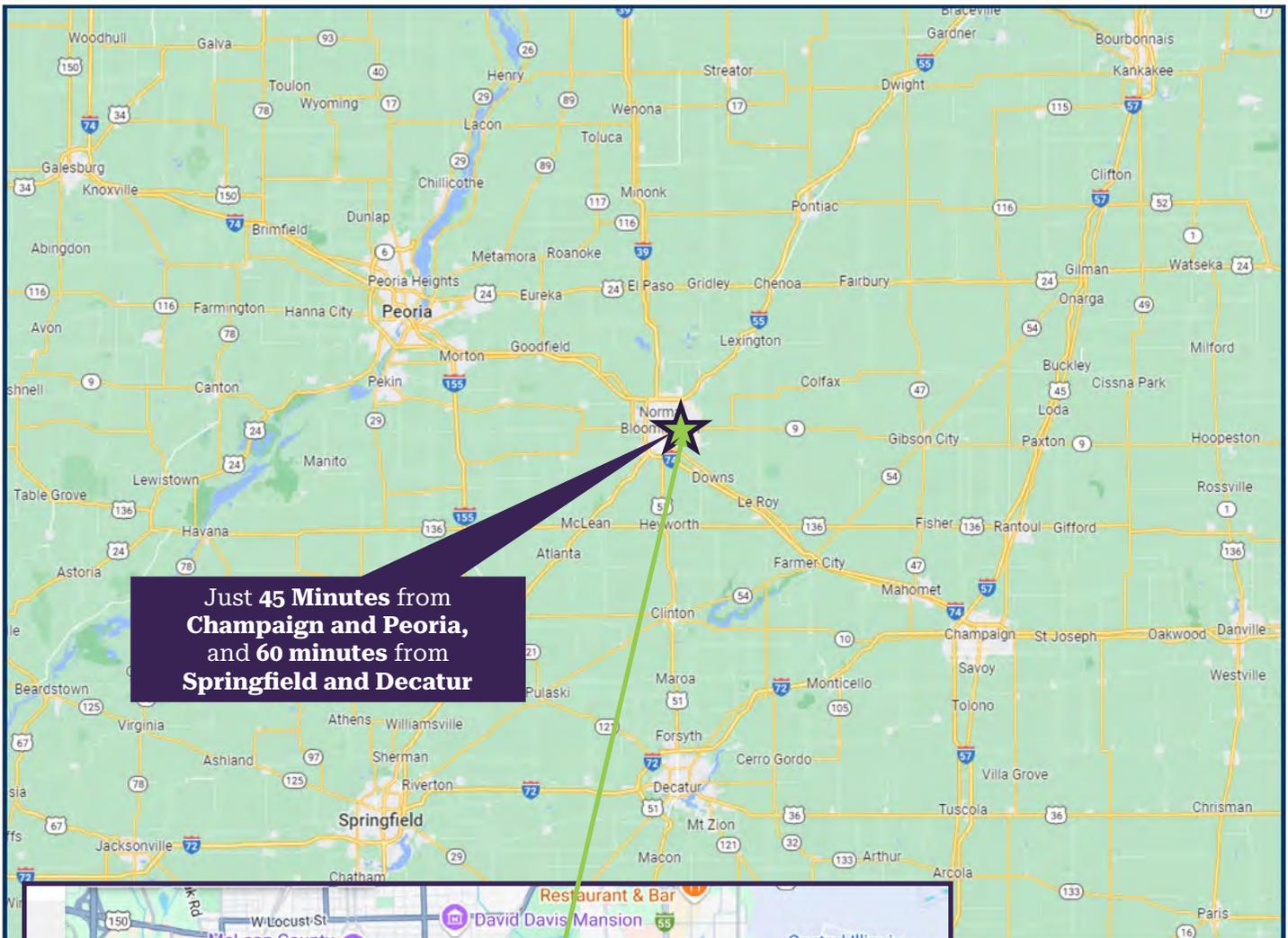


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LOCATION



Location:
The property is in a well-maintained business park just one block off the Veterans Parkway corridor. It is close to the Central Illinois Regional Airport, and within easy access of I-55, I-74 and I-39.

COMMUNITY OVERVIEW

BLOOMINGTON-NORMAL MCLEAN COUNTY, ILLINOIS

The Bloomington-Normal area is a vibrant community of approx. 168,000. It is a financial, manufacturing and educational hub located in the heart of Illinois at the intersections of I-39, I-55 and I-74, and within an easy two-hour drive of Chicago, St. Louis and Indianapolis.

Bloomington-Normal is a unique market thanks to its diversified economic and educational profile. There is energy and optimism in the local culture with excellent colleges and universities like the thriving Illinois State University (approx. 21,000 students), Illinois Wesleyan University, which is a top tier private school, and Heartland Community College, a rapidly expanding community college, working closely with local employers to provide strong local talent. Home to State Farm Insurance, Country Financial, and Rivian Automotive, the Bloomington-Normal workforce exemplifies the hardworking values of the Midwest.

It is a clean, growing city with an excellent reputation, earning #2 best metro area in the nation to live, work and have fun-Smart Asset (2023); Top 10 Most Livable College Towns-Stratagistico (2022); #1 Happiest Cities-Zippia (2020); and #23 America's Best Small Cities-Best Cities (2020)

Top Employers Include:

State Farm Insurance (Headquarters): 14,000+/-
Rivian Automotive: 8,800 +/-
Illinois State University: 3,885 +/-
Country Financial: 3,718 +/-
Carle BroMenn Medical Center: 2,278 +/-
OSF Healthcare: 1,286 +/-

Discover why Bloomington-Normal is a great place to Live, Work & Play!

<https://www.lifemultiplied.org/>



It's never been a better time to be a part of Bloomington-Normal!



Rivian, an electric car company, has invested more than \$1 billion in a manufacturing plant in Normal, IL. They started delivering vehicles to customers in September 2021, and currently employ approx. 7,800 locally. The arrival of Rivian has led to large investments in education including a new \$15M robotics program at Heartland Community College geared towards training electric vehicle technicians, and a new \$44M engineering program at Illinois State University.



In October 2021, Ferrero Group, the Italian chocolatier, confirmed that it will begin building its first production facility in the United States in Bloomington at a cost of \$75 million.



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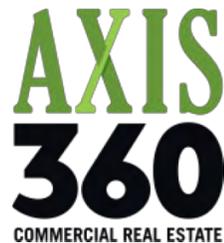
CONTACT INFORMATION

PROPERTY EXCLUSIVELY

LISTED BY:

AXIS 360, LLC
3001 1/2 Gill Street, Suite A
Bloomington, Illinois 61704

Real Estate Lic. IL #481.013894



LAURA PRITTS

Owner/Designated Managing Broker

CELL: (309) 824-0507

EMAIL: lpritts@axis360.co

License: IL 471.021573



ROBBIE OSENGA

Commercial Broker

CELL: (309) 531-1153

EMAIL: rosenga@axis360.co

License: IL 475.180863



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Bloomington, Illinois 61704

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