

SALE

Industrial Warehouse For Sale

1815 MORRISSEY DR

Bloomington, IL 61704

PRESENTED BY:

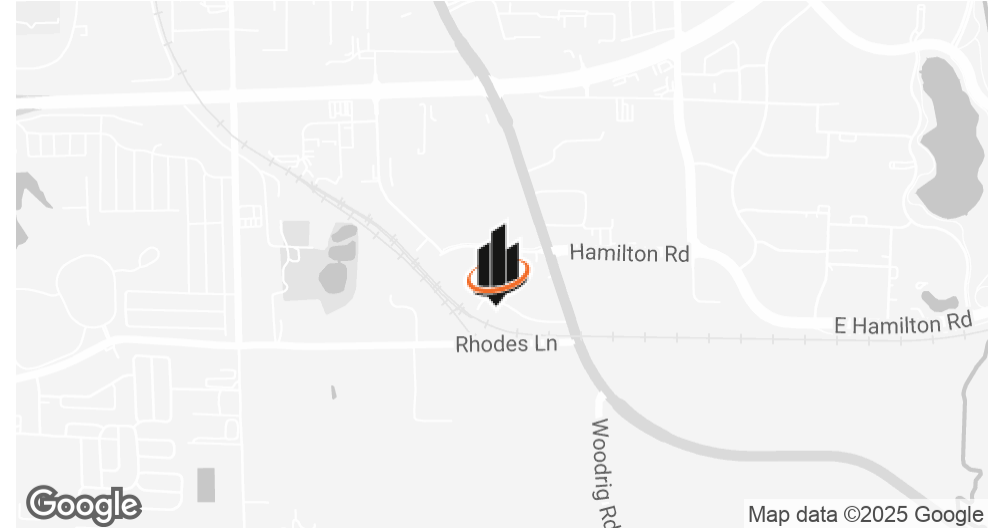
JILL SPRATT

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,556,000
NUMBER OF UNITS:	1
LOT SIZE:	9.1 Acres
BUILDING SIZE:	59,460 SF
NOI:	\$172,968.62
CAP RATE:	6.77%

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PROPERTY DESCRIPTION

Versatile 59,460 square foot warehouse investment opportunity for sale in a prime Central Illinois location. Positioned on a 9.1-acre lot with excellent accessibility, this warehouse facility presents a rare opportunity for investors or potential owner-occupiers. Conveniently located near Route 150 and just minutes from major interstate access. The property is approximately 9 miles from the Rivian Automotive Plant. The building is currently leased to multiple tenants with varied lease terms, offering immediate income and flexibility for future occupancy or redevelopment. Ideal for logistics, manufacturing, distribution, or expansion of your operations, this property combines size, access, and adaptability. There are 5 drive-in bays and 4 dock doors. The property is fully sprinklered. The expansive lot provides abundant parking, generous outdoor storage capacity, and excellent potential for future expansion. Whether you're seeking a reliable investment asset with existing cash flow or a strategic location for your growing business, this industrial facility offers a wealth of possibilities in a high-demand area.

PROPERTY HIGHLIGHTS

- Close Interstate Access
- Centrally located between three major cities. Chicago. St. Louis and Indianapolis

ADDITIONAL PHOTOS



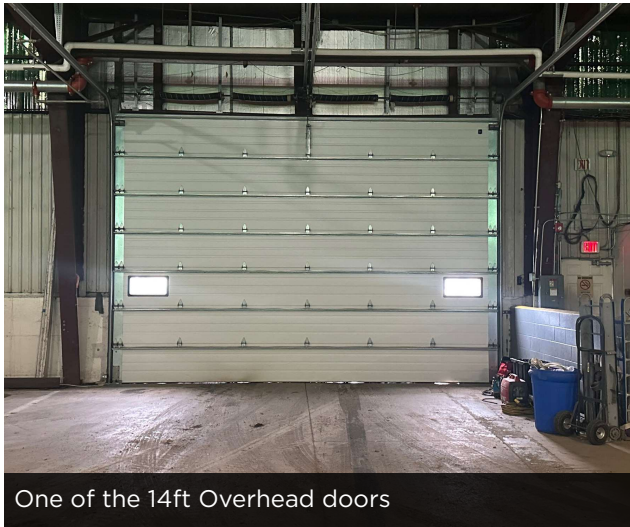
Front Retail Space



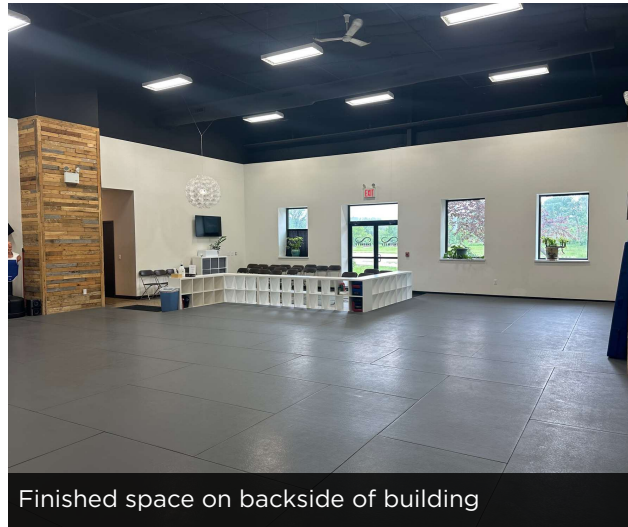
Front Office



Large Open Warehouse Space



One of the 14ft Overhead doors



Finished space on backside of building



More warehouse space on north side rear

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ADDITIONAL PHOTOS



Drone view of all 9.11 acres



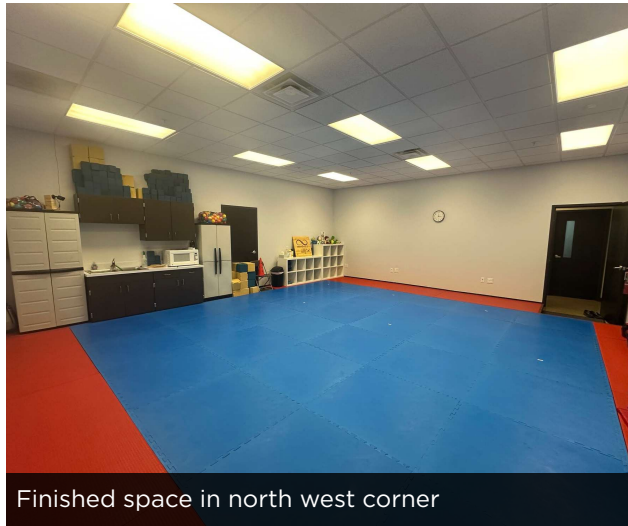
Interior warehouse space - from west looking east



View of back of building - 4 dock doors



Front Drive



Finished space in north west corner



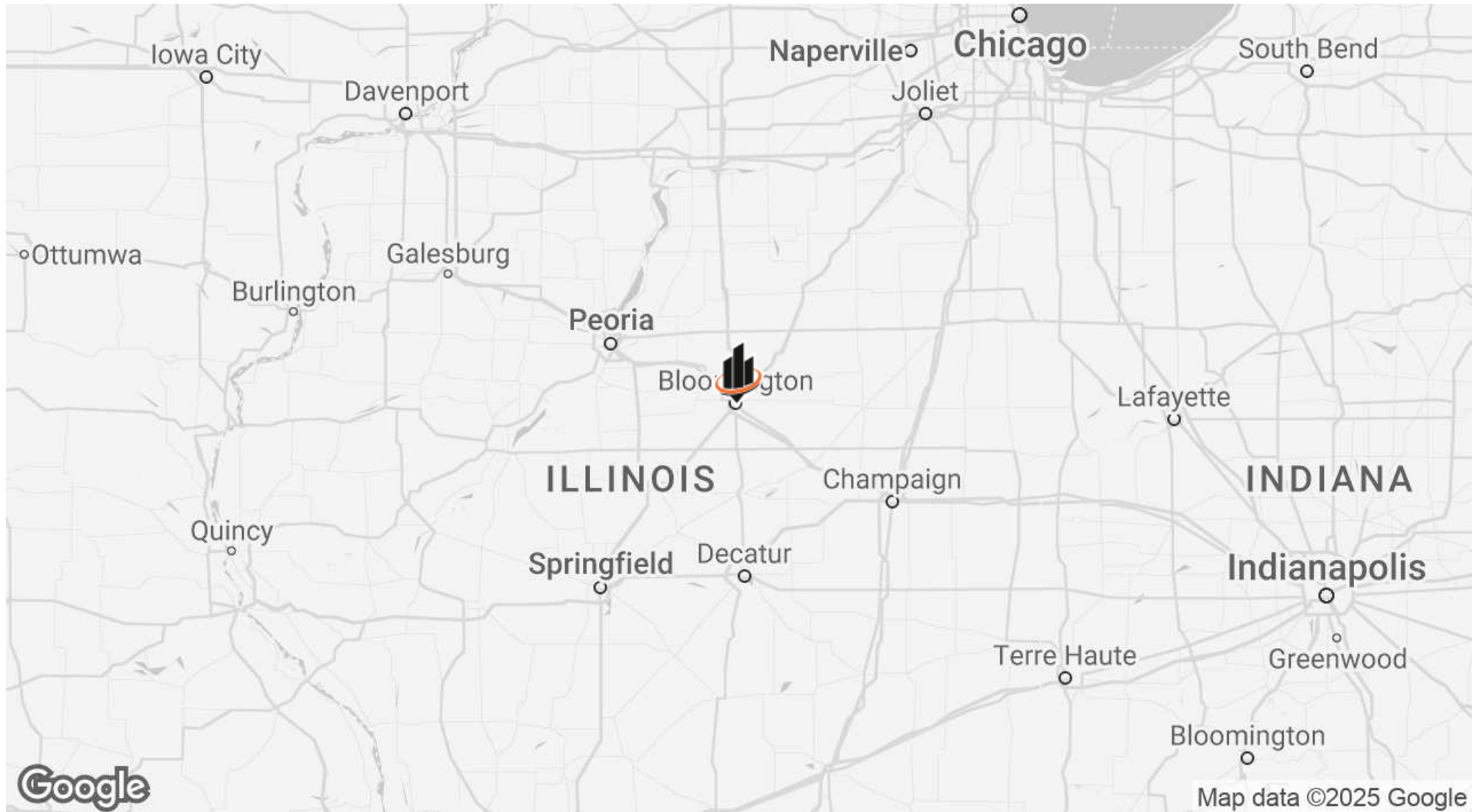
Restroom in rear space

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LOCATION MAP

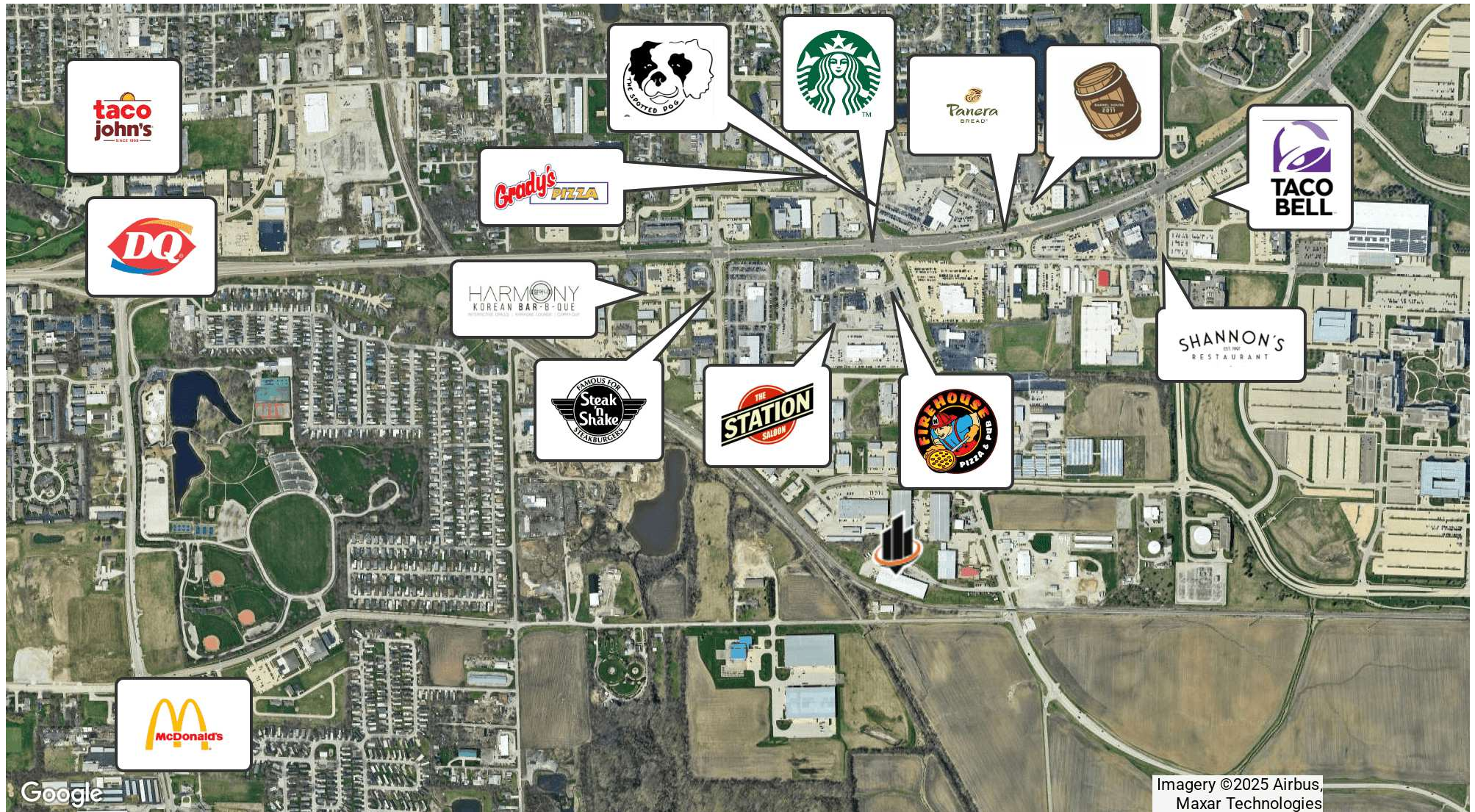


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RETAILER MAP

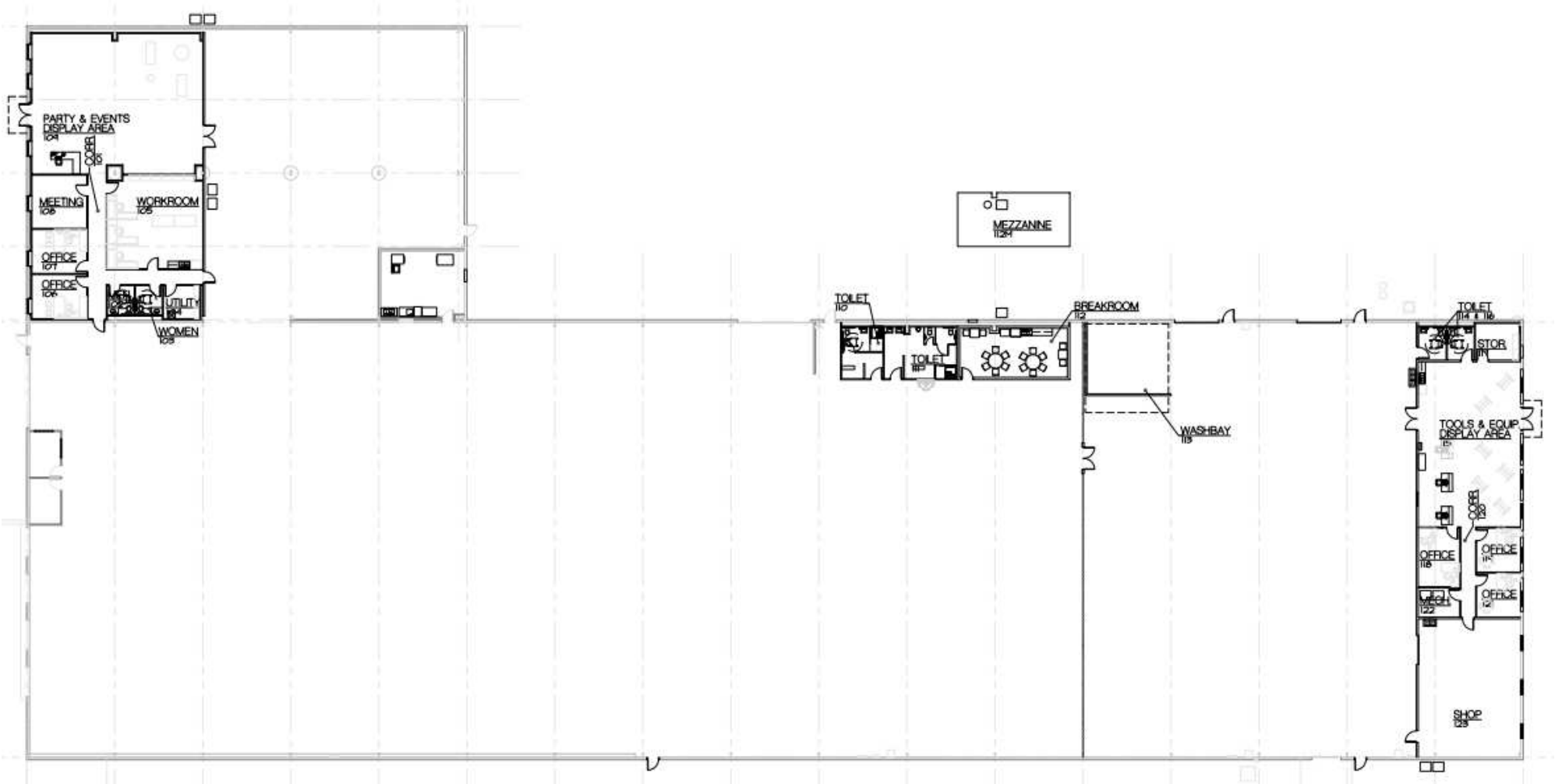


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FLOOR PLANS



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MEET THE ADVISOR



JILL SPRATT

Advisor

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Direct: **309.590.7900 x302** | Cell: **217.722.3584**

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.

SVN | Core 3

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