

Industrial Warehouse Investment

1041-1051 E Garfield Avenue, Decatur, IL 62526



OFFERING SUMMARY

Sale Price:	\$650,000
Building Size:	17,066 SF
Lot Size:	2.4 Acres
Cap Rate:	8.58%
NOI:	\$55,765
Year Built:	1958/2000
Dock Doors:	3 total (1 rail)
Drive-In Door:	1
Zoning:	M-2
2024 Property Taxes:	\$10,972.84

PROPERTY OVERVIEW

Industrial Investment Opportunity - Secure a solid income-producing asset with this rare offering of two fully leased industrial buildings in Decatur's established industrial district. Zoned M-2 for heavy industrial use, these properties are strategically positioned to serve a wide range of manufacturing, distribution, and service operations. Each building is well-maintained, with existing tenants in place, providing immediate and reliable cash flow for investors. The location offers excellent access to major transportation routes, supporting long-term tenant stability and strong occupancy potential. 1041 E Garfield abuts CN rail and was previously rail served with spur. Current tenant does not have rail needs. Both buildings have significant recent capital expenditures including: new roof, water main, HVAC, and interior LED lighting. National tenant in the 1041 building has NNN lease structure, the tenant at 1051 has gross lease. Both tenants recently entered a new renewal term through Spring of 2028. This is an ideal opportunity for those seeking a turn-key industrial investment with built-in income and room for future value growth.

PROPERTY HIGHLIGHTS

- Fully leased industrial buildings with renewals through 2028.
- M-2 zoning allows diverse industrial and service uses.
- Prime location near major transport; rail access potential.
- Recent upgrades: roof, HVAC, water main, LED lighting.



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PIN 04-12-11-201-001

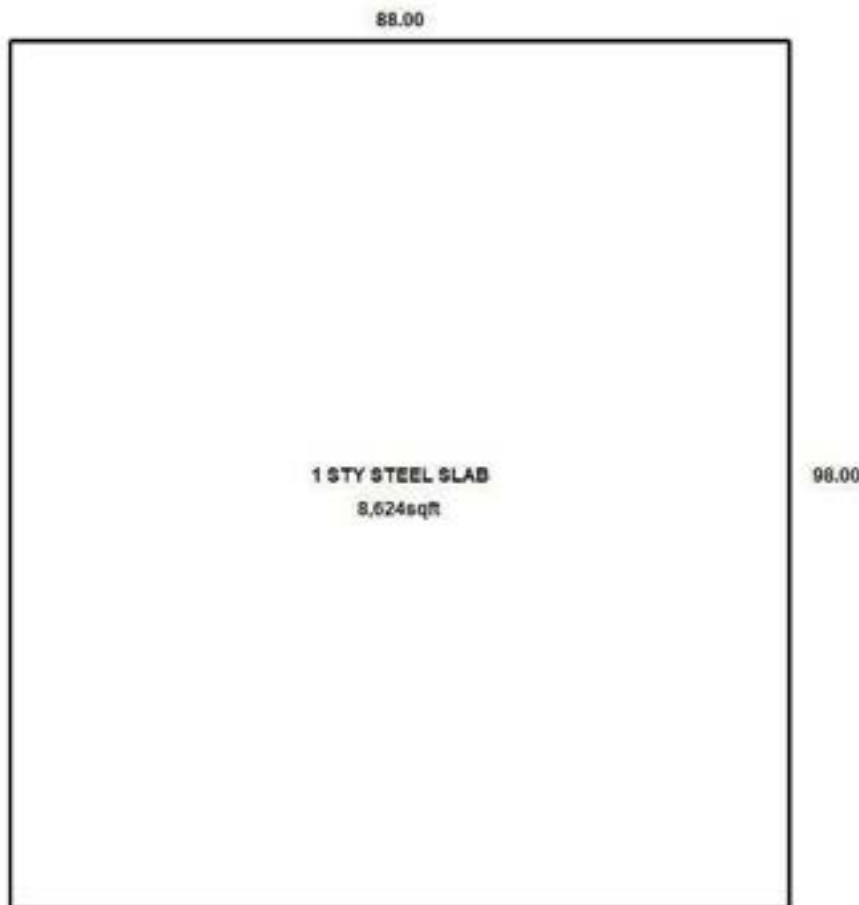
Street Address:

1041 E GARFIELD AVE
DECATUR IL 62526

Township: DECATUR

Subdivision: PT NW1/4 NE1/4 SEC11-16-2

Neighborhood: HESSPARK-03



COMMERCIAL

CARGILL TEXTURANT INC

BUILT 1965

EAVES 20'

EFF PER 372'

CON RAMP 1122SF

CON SLAB 1200SF



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PIN 04-12-11-201-002

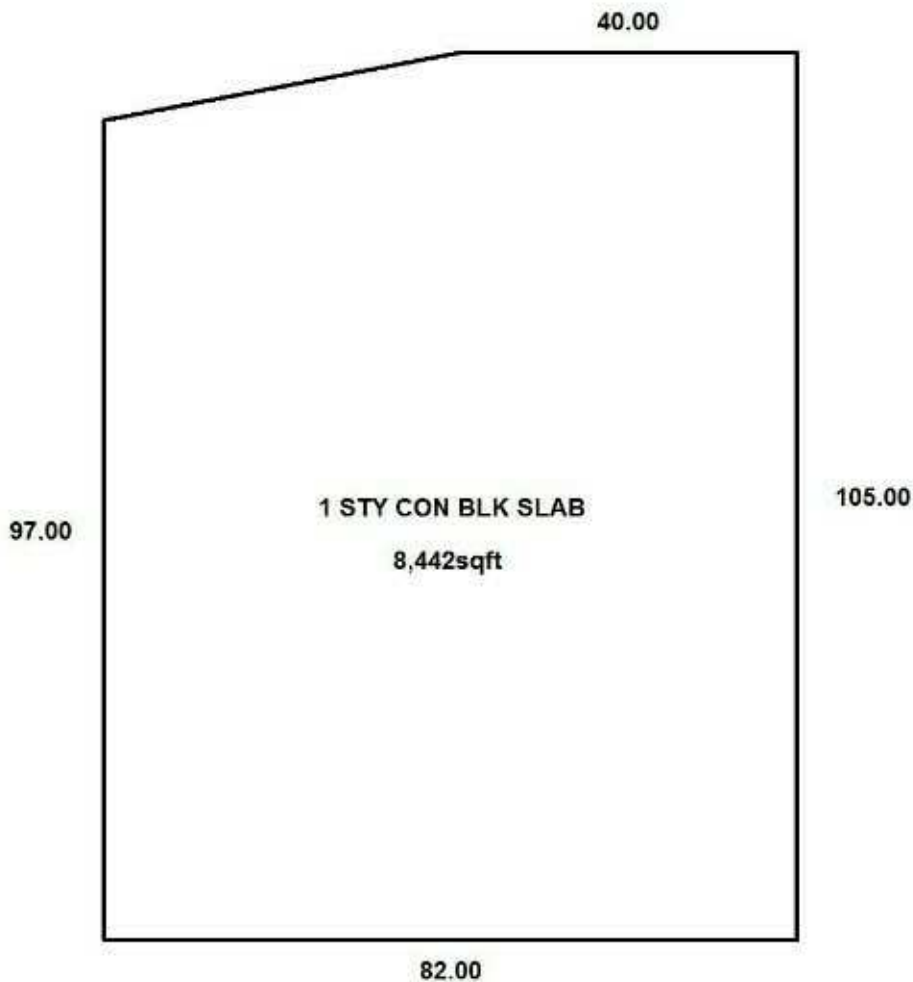
Street Address:

1051 E GARFIELD AVE
DECATUR IL 62526

Township: DECATUR

Subdivision: PT NW1/4 NE1/4 SEC11-16-2

Neighborhood: HESSPARK-03



COMMERCIAL
STORAGE WHSE
BUILT 1958
EAVES 16'
EFF PER 367'
4 PLUMBING FIXTURES



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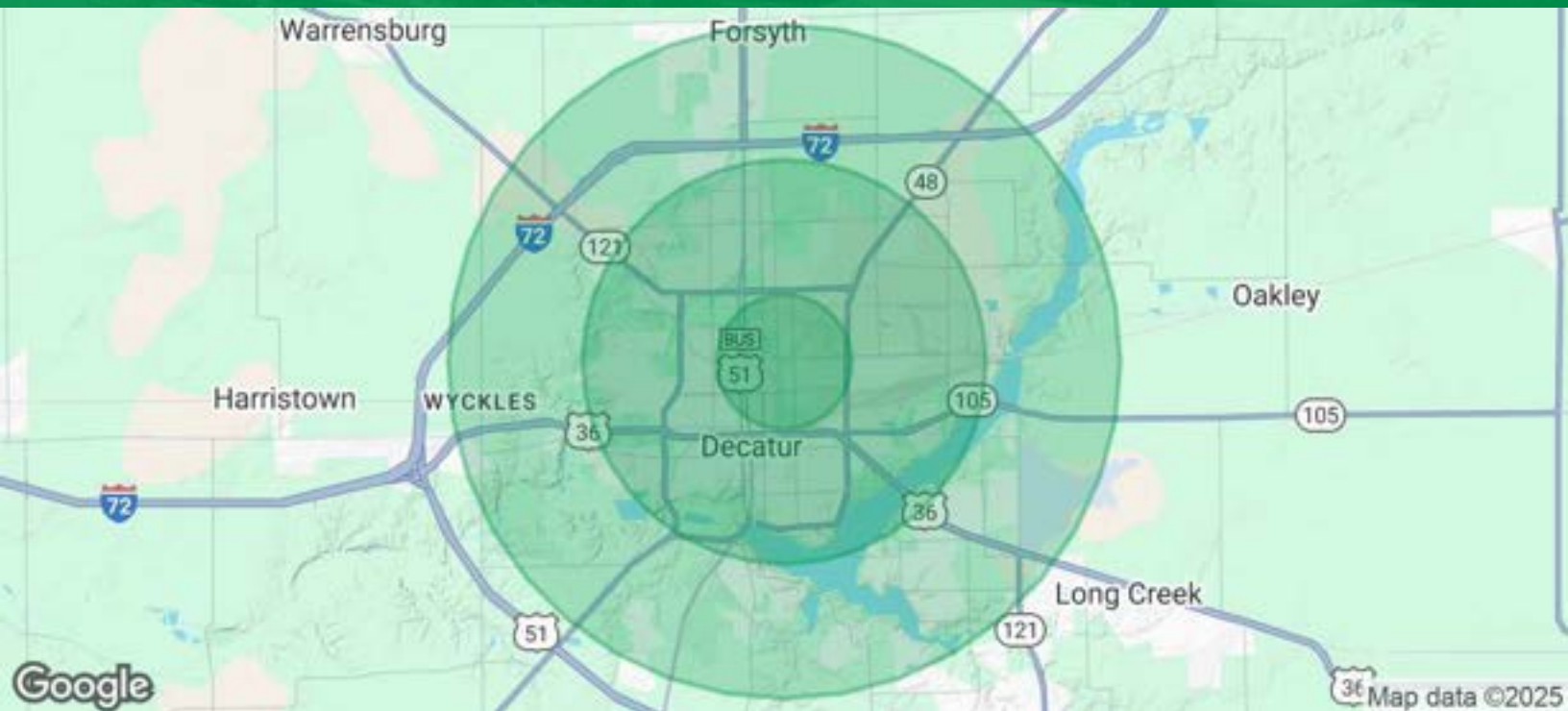


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,160	50,083	74,097
Average Age	37	40	42
Average Age (Male)	36	38	40
Average Age (Female)	38	41	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,657	21,902	32,540
# Of Persons Per HH	2.3	2.3	2.3
Average HH Income	\$40,444	\$55,491	\$69,375
Average House Value	\$80,141	\$101,395	\$128,018

* Demographic data derived from 2020 ACS - US Census



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ZANE PETERSON

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PROFESSIONAL BACKGROUND

As the Managing Broker and CRE Advisor with Main Place Properties, my focus is on empowering clients through informed commercial real estate investments and nurturing business growth ventures in the central Illinois area. My certification as a CCIM stands testament to my expertise in the intricacies of property investments. With over six years at Main Place and over a decade in the industry, my competencies in investment analysis, development, and property management have been pivotal to my success in both commercial and residential multifamily assets.

I'm fortunate to help lead a team of driven professionals. Our team's dynamic approach to real estate, coupled with a dedication to continuous learning and community involvement, reflects a steadfast commitment to fostering business growth and contributing value to the deals we play a role in primarily in the Midwest region. Our firm is headquartered in Decatur, Illinois and our territory for representing clients is across the Midwest with an emphasis on commercial real estate transactions (sales and leasing), consulting services, management, and local Decatur area residential services. Our brokers are the only active CCIM (Certified Commercial Investment Members) designated brokers in Macon County. We hold a high value proposition in comparison to our competitors. We're constantly pursuing continuing education and staying current with industry trends, this philosophy is simply a must to best serve our clients across the Midwest.

I am a proud Decatur resident, graduate from Millikin University, local business owner, golfer, dog lover, and advocate for business growth in Central Illinois. My wife, Taylor Peterson, is also a real estate broker in the Central Illinois area. Together we enjoy both guiding our respective clients and being principals in our own family's growing real estate portfolio. I earned my CCIM (certified commercial investment member) designation in 2019. I am an active board member of the CCIM Illinois Chapter and I leverage the learned skills and vast network of this distinguished designation. Professionally, I am a member of numerous trade organizations including: National Association of Realtors, Illinois Association of Realtors, Central Illinois Board of Realtors, CCIM, and ICSC. I'm also certified in U.S. Tax Treatment of Real Estate. In addition to professional organizations and achievements, I have the opportunity to serve in a few industry organizations including: CCIM and Illinois Association of Realtors. While obtaining my bachelor's degree in Business Finance, I enjoyed four years competing on the Millikin University golf team. The game of golf has contributed to much of my current success - I love the never-ending challenge and competition! Although I am originally from the north shore of Chicago, after spending time in Central Illinois, I grew to appreciate all that the area has to offer.

Main Place Properties

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Meet the Team

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TEXT HEADLINE

Main Place Properties' commercial brokerage team is dedicated to delivering exceptional service to all our clients across Central Illinois. With a client-first approach, we work tirelessly to understand your unique needs and goals, whether you're buying, selling, or leasing commercial property. Our experienced team combines market expertise, innovative strategies, and personalized attention to help you navigate the complexities of the real estate market with confidence. At Main Place Properties, your success is our priority, and we are committed to building long-lasting relationships based on trust, professionalism, and results. Let us partner with you to turn your commercial real estate vision into reality, providing the guidance and support you need every step of the way.



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