SVN CORE 3

Single-Tenant Industrial Investment

1008 Wylie Drive

BLOOMINGTON, IL 61705

PRESENTED BY:

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PROPERTY SUMMARY

1008 WYLIE DRIVE

BLOOMINGTON, IL 61705

OFFERING SUMMARY	
PRICE:	$3,461,461.40
TENANCY:	Single Tenant 100% Occupied
BUILDING SIZE:	13,440 SF
LOT SIZE:	1.57 Acres
PRICE / SF:	$257.55
CAP RATE:	6.35%

PROPERTY SUMMARY

This prime commercial warehouse facility presents a turnkey investment opportunity with close proximity to interstates. Built in 2025, this 13,440-square-foot building sits on an 8-inch poured concrete ground slab and features a wood frame with enameled steel exterior walls and a metal roof. Designed for optimal logistics, the building offers a 24-foot average clearance height and three large overhead doors, including two dock doors and one 14' drive-in door. The property provides steady, established income through a long term lease. This combination of modern construction, strategic location, and stable long-term tenancy makes the property an exceptional addition to any investment portfolio. Broker interest.

PROPERTY DETAILS & HIGHLIGHTS

BUILDING ADDRESS	1008 Wylie Drive Bloomington, Illinois 61705
TENANT LEASE COMMENCEMENT	July 31, 2025
TENANT LEASE EXPIRATION	July 31, 2036
APN	14-31-351-013
YEAR BUILT	2025

The newly constructed property at 1008 Wylie Drive presents a turnkey, single-tenant commercial warehouse investment offering exceptional stability and modern infrastructure for an investor's portfolio.

Built in 2025, the 13,440-square-foot facility sits on a 1.57-acre lot with close proximity to interstate access and features an 8-inch poured concrete ground slab, a 24-foot average clearance height, and three large overhead doors—two dock doors and one drive-in door specifically designed for optimal delivery logistics.

The interior is further equipped for immediate operational needs, boasting a wide-open warehouse with bright LED lighting, a fully sprinkled fire system, and a small office buildout with two restrooms.

From a financial perspective, investors will be highly attracted to the property's 100% occupancy secured by a long-term lease with a Fortune 500 company, Sherwin-Williams, spanning from July 2025 to July 2036. This lease guarantees established, escalating income, starting at a fixed monthly rent of $17,920 for the first six years and increasing to $18,816 for years seven through eleven, with additional structured increases available during extended terms.

Priced at $3,461,461.40 ($257.55/SF) with a 6.35% cap rate and a projected 2026 Net Operating Income of $219,803, this asset provides an ideal combination of zero deferred maintenance, strategic location, and a reliable, escalating cash flow.

- Newly Constructed
- Large Circle Drive
- Optimal Warehouse Logistics
- Long Term Tenancy

TENANT PROFILE

TENANT OVERVIEW

COMPANY:	Sherwin Williams
FOUNDED:	1866
LOCATIONS:	Over 5,000 company operated stores and facilities globally
TOTAL REVENUE:	Company wide Total net sales for 2025 were over 23 billion
NET WORTH:	Approximately 79 billion
LEASE RATE:	Current $17,920.00 monthly rent
HEADQUARTERS:	Cleveland, Ohio
WEBSITE:	https://corporate.sherwin-williams.com/us/en/our-company.html

RENT SCHEDULE

YEARS 1-6	$215,040 Annually
YEARS 7-11	$225,792 Annually
EXTENDED TERMS(S)	
YEARS 12-16	$237,082 Annually
YEARS 17-21	$248,936 Annually
YEARS 22-26	$261,382 Annually
YEARS 27-31	$274,452 Annually

TENANT HIGHLIGHTS

- Sherwin Williams has been operating for 160 years, founded in 1866
- By 1907, the company revenues top 10 million
- In 1925, Sherwin Williams was first traded on the American Stock Exchange
- Sherwin Williams is known for innovative new products such as the first resealable paint can, a paint shaker, Kem Tone, Roller-Koater Applicator and Acrylyd®
- In 1964, Sherwin Williams was listed on the New York Stock Exchange
- Sales top at 1 billion in 1977 and by 2013 they reached 10 billion
- The company operates over 5,000 stores and facilities globally
- Sherwin Williams is a Fortune 500 company

EXTERIOR PHOTOS

Front entrance, two docks and one drive-in

Very close proximity to interestate access

Overhead view of property

Manuvering for deliveries made easy with large drive

New build in 2025

Back side of property

INTERIOR PHOTOS


Wide open warehouse with bright LED lighting

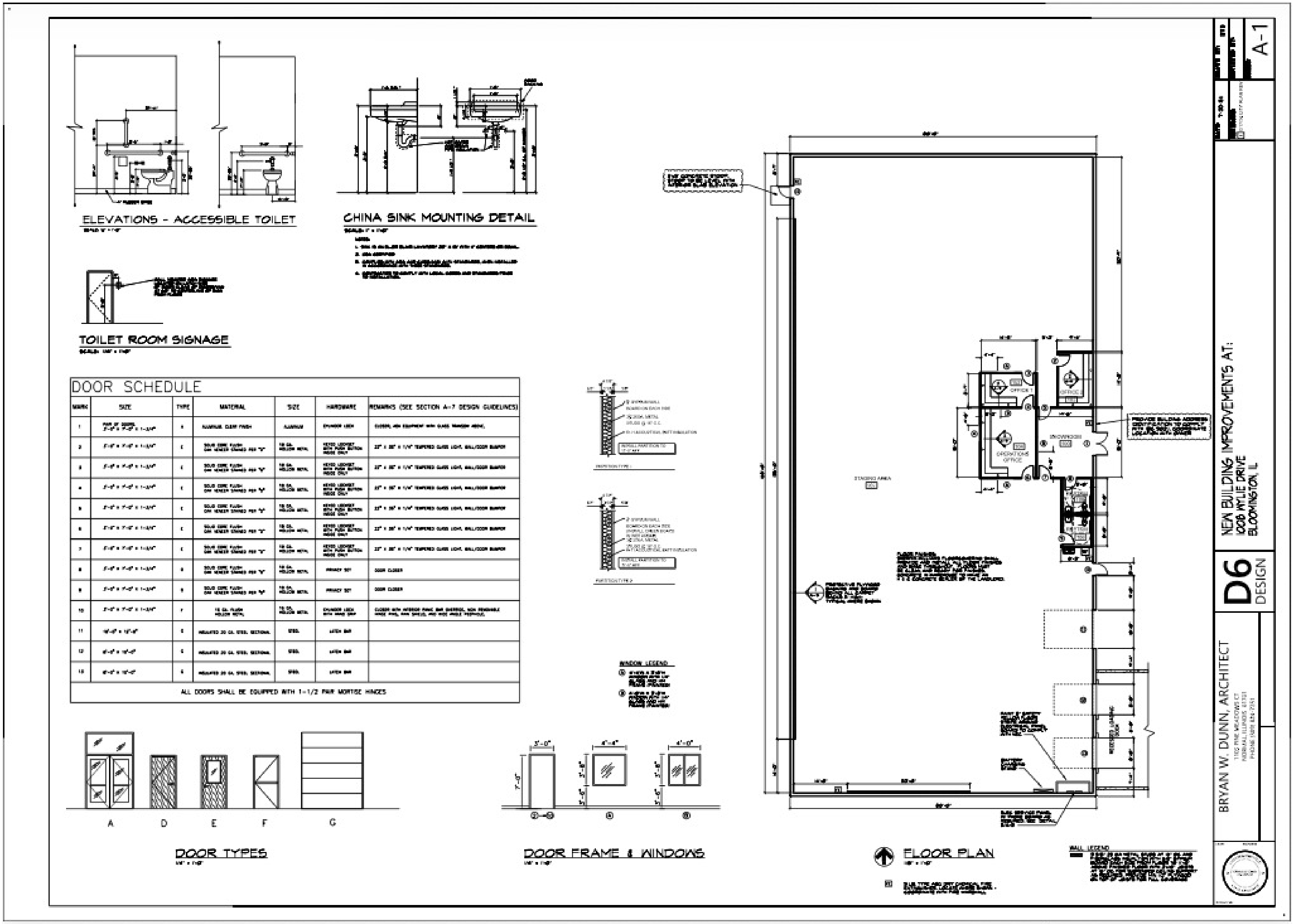

From north end looking south


Small office buildout with two restrooms


Full sprinkled, dry system in attic, wet below


Another view of the office buildout


Front entranace


ELEVATIONS - ACCESSIBLE TOILET
CHINA SINK MOUNTING DETAIL
TOILET ROOM SIGNAGE
DOOR SCHEDULE
MARK
SIZE
TYPE
MATERIAL
SIZE
HARDWARE
REMARKS (SEE SECTION A-7 DESIGN GUIDELINES)
ALL DOORS SHALL BE EQUIPPED WITH 1-1/2 PAIR MORTISE HINGES
A
D
E
F
G
DOOR TYPES
DOOR FRAME & WINDOWS
WINDOW LEGEND
FLOOR PLAN
WALL LEGEND
NEW BUILDING IMPROVEMENTS AT:
1008 WYLIE DRIVE
BLOOMINGTON, IL
D6
DESIGN
BRYAN W. DUNN, ARCHITECT
A-1

Sale Comparables

9525 COX SPRINGS ROAD, PEOSTA, IA

Sale Price: $1,855,000.00
Price Per Square foot: $193.23
Cap Rate: 6.5%
Square Footage: 9,600
Year Built: 2018
Tenancy: 100% Occupied
Lease Type: Not disclosed
Lot Acreage: 5.68

142 S VAN BURAN AVE, BARBERTON, OH

Sale Price: $1,927,000.00
Price Per Square foot: $120.44
Cap Rate: 6.41%
Square Footage: 16,000
Year Built: 1999
Tenancy: 100% Occupied
Lease Type: Not disclosed
Lot Acreage: 2.23

SALES COMPS

16608 E SPRAGUE AVE, SPOKANE VALLEY, WA

Sale Price: $2,658,000.00
Price Per Square foot: $211.88
Cap Rate: 6.32%
Square Footage: 12,545
Year Built: 2019
Tenancy: 100% Occupied
Lease Type: NNN
Lot Acreage: 1.01

201 STOKES AVE NW, FORT WALTON BEACH, FL

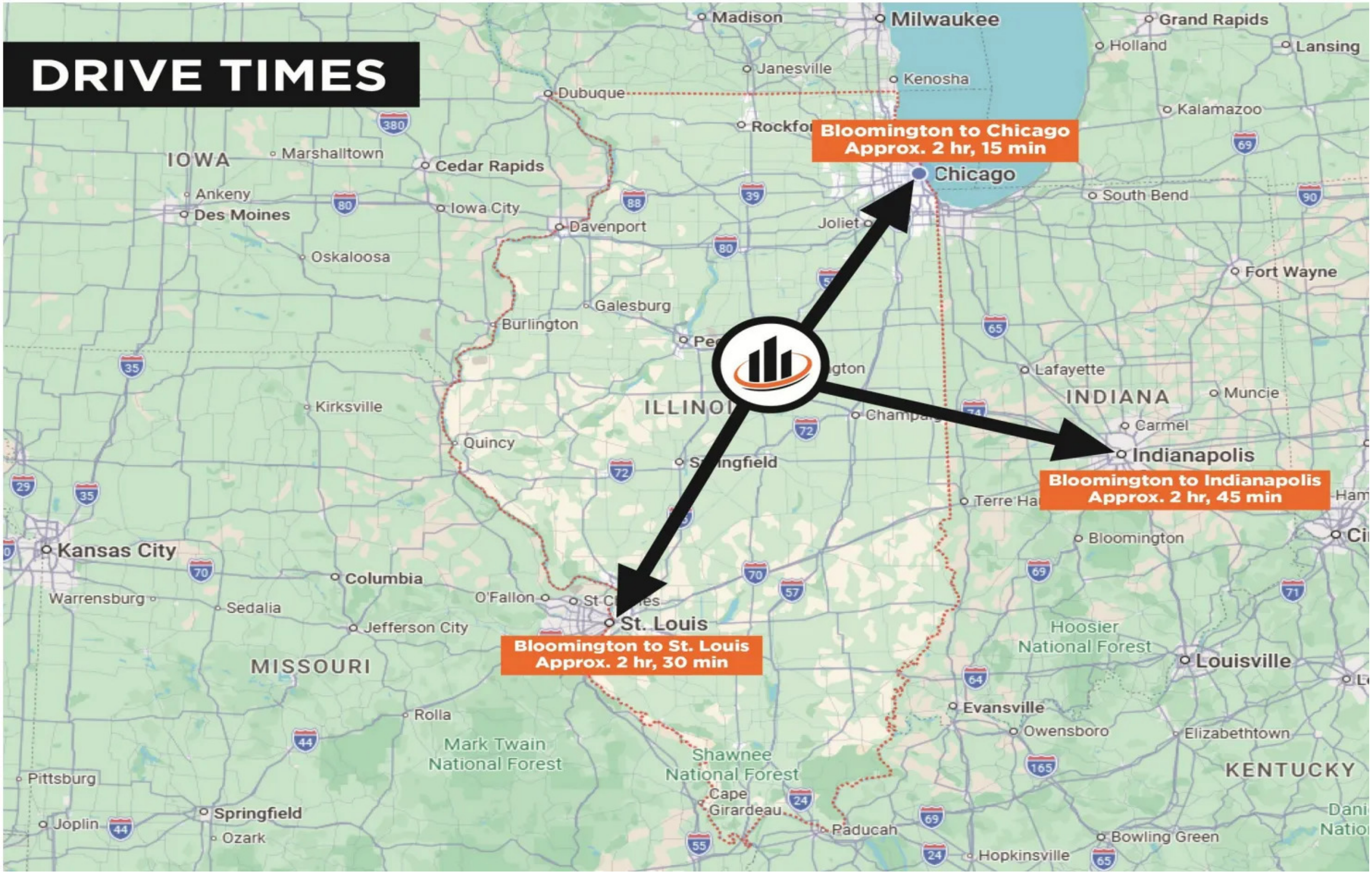
Sale Price: $9,810,000.00
Price Per Square foot: $618.92
Cap Rate: 6.4%
Square Footage: 15,855
Year Built: 2025
Tenancy: 100% Occupied
Lease Type: NNN
Lot Acreage: 1.87

INCOME & EXPENSES

INCOME SUMMARY	2026 PROFORMA
RENTAL INCOME	$215,040
INSURANCE REIMBURSEMENT	$3,654
TAX REIMBURSEMENT	$7,560
GROSS INCOME	**$226,254**

EXPENSES SUMMARY	2026 PROFORMA
MANAGEMENT FEES	$6,451
OPERATING EXPENSES	**$6,451**

NET OPERATING INCOME	**$219,803**


DRIVE TIMES
Bloomington to Chicago
Approx. 2 hr, 15 min
Bloomington to Indianapolis
Approx. 2 hr, 45 min
Bloomington to St. Louis
Approx. 2 hr, 30 min
Madison
Milwaukee
Grand Rapids
Holland
Lansing
Janesville
Kenosha
Dubuque
Kalamazoo
IOWA
Marshalltown
Cedar Rapids
Chicago
Ankeny
Des Moines
Iowa City
Davenport
Joliet
South Bend
Oskaloosa
Fort Wayne
Galesburg
Burlington
Lafayette
INDIANA
Muncie
Kirksville
Carmel
Quincy
Indianapolis
Terre Ha
Bloomington
Kansas City
Columbia
Warrensburg
Sedalia
O'Fallon
Jefferson City
St. Louis
MISSOURI
Hoosier
National Forest
Louisville
Evansville
Rolla
Owensboro
Elizabethtown
Mark Twain
National Forest
Shawnee
National Forest
KENTUCKY
Pittsburg
Cape
Girardeau
Springfield
Joplin
Ozark
Paducah
Bowling Green
Hopkinsville

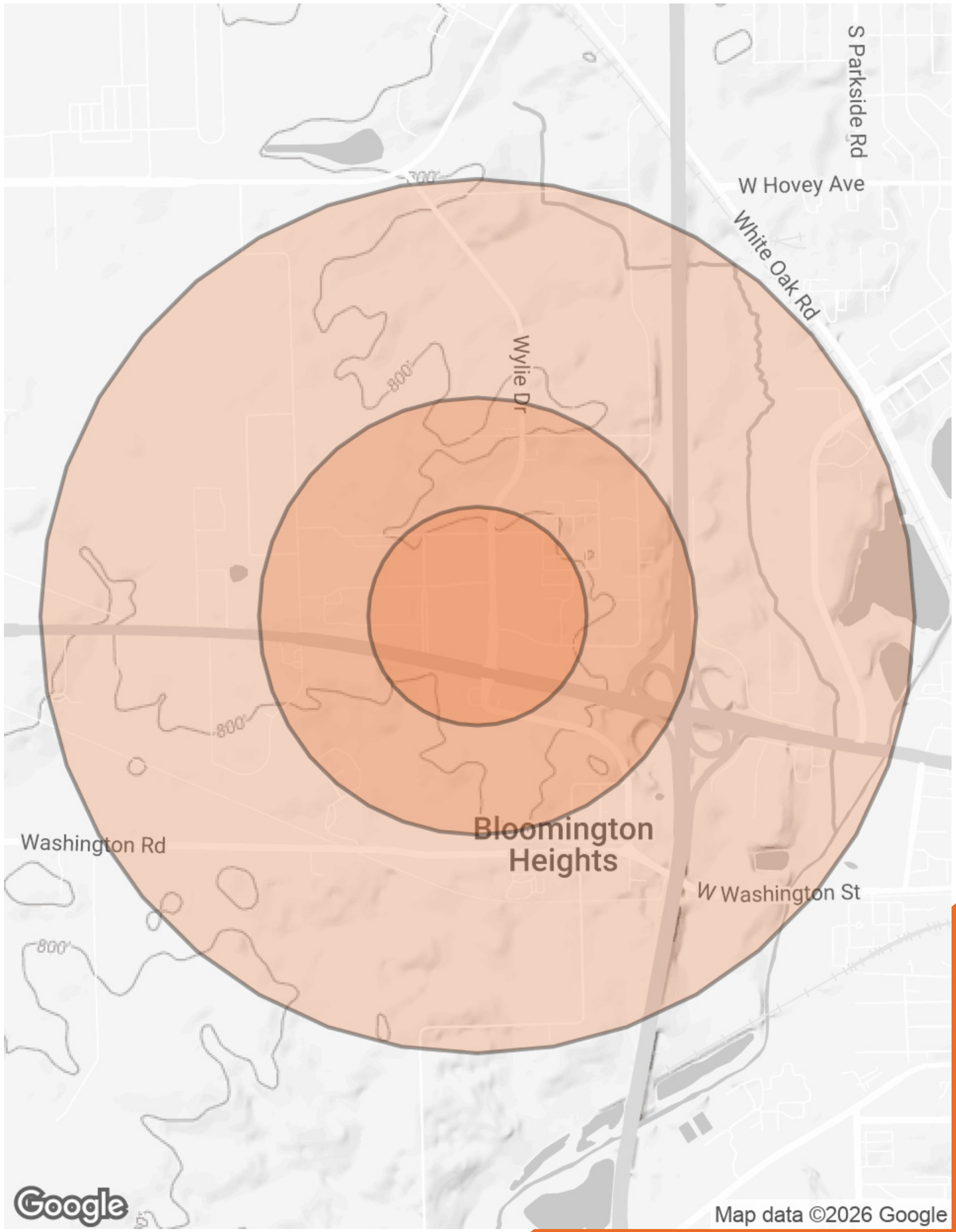
RETAILER MAP

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	141	519	1,682
AVERAGE AGE	32.8	33.6	33.8
AVERAGE AGE (MALE)	30.9	32.2	31.7
AVERAGE AGE (FEMALE)	33.1	33.5	34.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	66	235	743
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	$87,935	$95,593	$94,851
AVERAGE HOUSE VALUE	$257,188	$256,397	$240,490

2023 American Community Survey (ACS)



MEET THE ADVISOR

JILL SPRATT

Advisor

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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
1707 E Hamilton Rd., #1A
Bloomington, IL 61704

DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

SVN COMMERCIAL REAL ESTATE ADVISORS

Collective Strength, Accelerated Growth

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BLOOMINGTON, IL 61704

SVN CORE 3

WWW.SVNCORE3.COM