LEASE

Industrial Building for Lease

3 QUEST DRIVE, UNIT 303-304

Bloomington, IL 61704

PRESENTED BY:

JILL SPRATT
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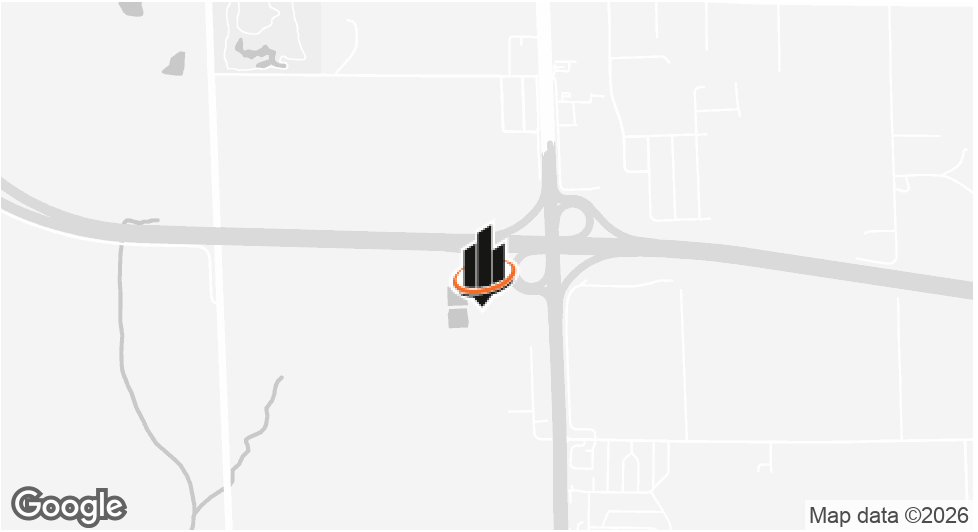
SVN CORE 3

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	$8.85 per square foot/year
BUILDING SIZE:	20,000 SF
AVAILABLE SF:	10,000 SF
LOT SIZE:	13.05 Acres
YEAR BUILT:	1999
ZONING:	M-1
APN:	21-21-326-002

PROPERTY OVERVIEW

Available for lease, 3 Quest Drive Units 303–304 offers a highly functional industrial space featuring eight dock doors and two drive-in doors, ideal for distribution, logistics, or light manufacturing operations. The unit includes a small office, dedicated storage room, and two restrooms to support daily operations. Located within a well-established industrial park and just minutes from major interstates, this property provides excellent accessibility and logistical efficiency.

PROPERTY HIGHLIGHTS

-8 DOCK DOORS

-CLOSE PROXIMITY TO THE INTERSTATE

-18-20 FT CEILING HEIGHTS

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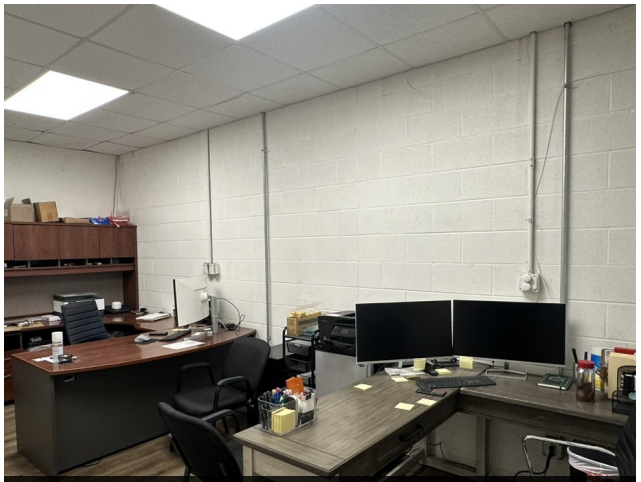
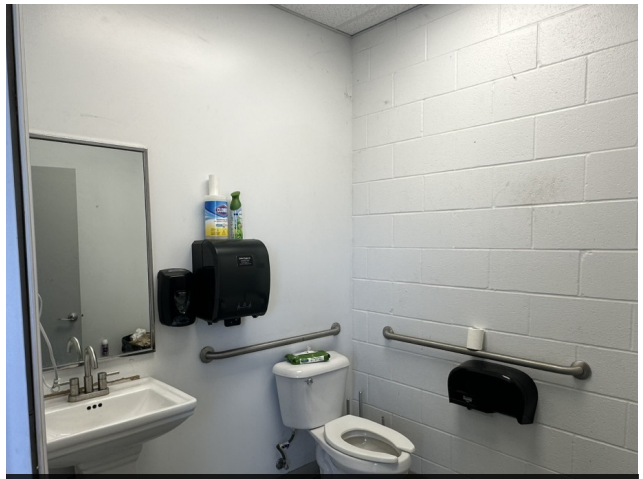
ADDITIONAL PHOTOS

Dock Side - 8 total dock high doors

West side - two entry doors and two drive-in doors



Office space



Two Restrooms

Wide open warehouse space

Interior view of 4 of the 8 dock doors

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LOCATION MAP

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RETAILER MAP

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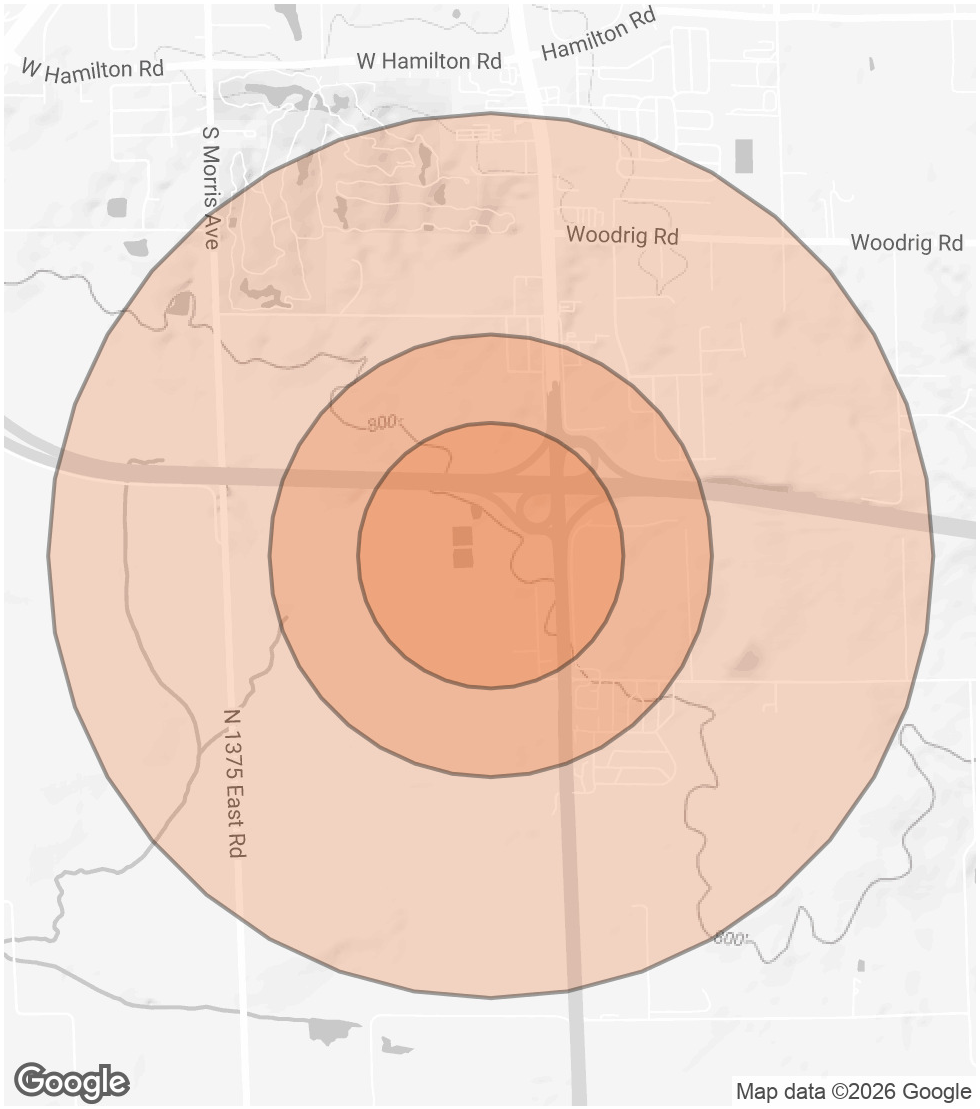
DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	7	224	988
AVERAGE AGE	45	45	43
AVERAGE AGE (MALE)	45	44	42
AVERAGE AGE (FEMALE)	46	45	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	3	95	437
# OF PERSONS PER HH	2.3	2.4	2.3
AVERAGE HH INCOME	$113,259	$111,827	$89,337
AVERAGE HOUSE VALUE	$323,015	$325,535	$234,148

Demographics data derived from AlphaMap



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BLOOMINGTON-NORMAL, IL

- Prime Location: Situated in the heart of Central Illinois, Bloomington-Normal is ideally located within a few hours' drive of major cities including Chicago, St. Louis, Indianapolis, and the state capital, Springfield.
- Innovative Manufacturing: Rivian's 3.3 million square foot manufacturing campus is located in Normal, IL. This cutting-edge facility is a key player in the production of electric vehicles, positioning the area as a leader in the green economy.
- Population: The combined population of the "Twin Cities" stands at around 130,000, offering a vibrant community with a small-town feel and big-city amenities.
- Insurance Industry Leaders: Bloomington is proud to host two national insurance hubs—State Farm, one of the largest insurance companies in the U.S., and Country Financial, both of which have their headquarters here.
- Educational Institutions: The area is home to three renowned educational institutions—Illinois State University, Illinois Wesleyan University, and Heartland Community College—providing a highly educated workforce and contributing to the region's vibrant cultural scene.

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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.

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