

Marcus & Millichap

1015 WEST JEFFERSON STREET

VANDALIA, IL 62471

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Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
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Marcus & Millichap



The page features a background image of an industrial building. The left side shows the interior of a large, empty warehouse with a high ceiling supported by a grid of dark steel beams. The right side shows the exterior of the building, which has light-colored corrugated metal siding and a concrete base. A thin orange horizontal line is positioned above the main title.

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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for June 8-10, 2026

ABSOLUTE AUCTION

This will be an absolute auction without a reserve or minimum sale price, guaranteeing a sale to the highest bidder. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://rimarketplace.com/faq>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

OFFERING SUMMARY

- Vacant 26,947-Square-Foot Warehouse Situated on 1.84 Acres
- Features Two Dock Doors and Well-Conditioned Roof Replace in 2014
- Heavy Power with Over 400 Amps and Air Circulation Systems
- Ideal Owner-User Opportunity with Ownership Costs Competing with Leasing Costs
- Located One Hour from Saint Louis, Vandalia's Industrial Market Sits at 4.2% Vacancy

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1015 West Jefferson Street in Vandalia, Illinois. The subject property consists of approximately 26,947 square feet of warehouse space and is situated on 1.84 acres of land. The single-tenant asset features a clear height of 11', two dock-high doors, masonry construction, and excess land for additional parking. Replaced in 2014, the well-conditioned roof passed a 2023 inspection. Equipped with 400 amps of heavy power, the property contains air circulation systems throughout the building. For sale as vacant, the property is ideal for owner use, with ownership costs now competing with leasing costs. With close proximity to Interstate 70, the asset sits an hour's drive from downtown Saint Louis, Missouri in the Effingham/Central Illinois submarket.

Effingham/Central Illinois is a large submarket containing 40 million square feet of industrial space across a large area. While net absorption has contracted through the first three quarters of 2024, the vacancy rate only increased 80 basis points to 2.9 percent. During Q3, annual rent growth slowed 100 basis points to 2.4 percent but has kept pace with the Consumer Price Index. Asking rents averaged about \$6.40 per square foot in Q3, offering tenants a 9 percent discount compared to the nearby Saint Louis market. With only 125,000 square feet of industrial space under construction in Effingham/Central Illinois, new supply will essentially be a non-factor on vacancies and rents for the foreseeable future (CoStar).

The Saint Louis metro is near the geographic center of the United States, within 500 miles of one-third of the U.S. population. About 2.8 million people call the metro area home, with Saint Louis hosting over 319,000 residents. Located at the confluence of the Mississippi and Missouri rivers, the metro area encompasses counties in both Missouri and Illinois. The economy of Saint Louis is anchored by the logistics industry, with trade, transportation, and utilities accounting for the largest share of employment. As Saint Louis continues to be a desirable industrial market for investors, a recent report ranked Saint Louis as the tenth industrial market to watch in 2019. The Gateway Arch continues to serve as a major tourist attraction, and residents enjoy a high quality of life with a variety of entertainment options.

PROPERTY DETAILS

1015 WEST JEFFERSON STREET, VANDALIA, IL 62471

| | |
|------------------------|----------------------------------|
| Number of Suites | 1 |
| Number of Buildings | 1 |
| Total Square Feet | 26,947 SF |
| Warehouse Square Feet | 24,697 SF |
| Office Square Feet | 2,250 SF |
| Office Ratio | 8.35% |
| Year Built | 1951 |
| Year Renovated | 2021 |
| Lot Size | 1.84 Acres |
| Type of Ownership | Fee Simple |
| Clear Height | 11' |
| Parking Spaces | 30 |
| Parking Surface | Crushed Gravel |
| Building Class | C |
| Tenancy | Vacant |
| Dock-High Doors | 2 |
| Construction | Masonry |
| Power | 400A, 440V 3-Phase |
| Type of Lighting | LED |
| Zoning | IL - Light Industrial |
| Roof Type | Duro-Fleece |
| Age/Condition of Roofs | Good Condition 10-Years Old |
| HVAC Units | 3 |
| Age/Condition of HVAC | Good Condition |
| Sprinklers | Wet |
| Submarket | Effingham/ Central Illinois Area |
| Market Vacancy | 4.2% |



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1015 WEST JEFFERSON STREET

VANDALIA, IL 62471

STARTING BID
\$1 (No Reserve)

AUCTION DATE
June 8-10

| | |
|-------------------|------------------|
| Starting Bid | \$1 (No Reserve) |
| Auction Date | June 8-10 |
| Year Built | 1951 |
| Total Square Feet | 26,947 |
| Acres | 1.84 |
| Occupancy | 0.00% |

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RENT ROLL

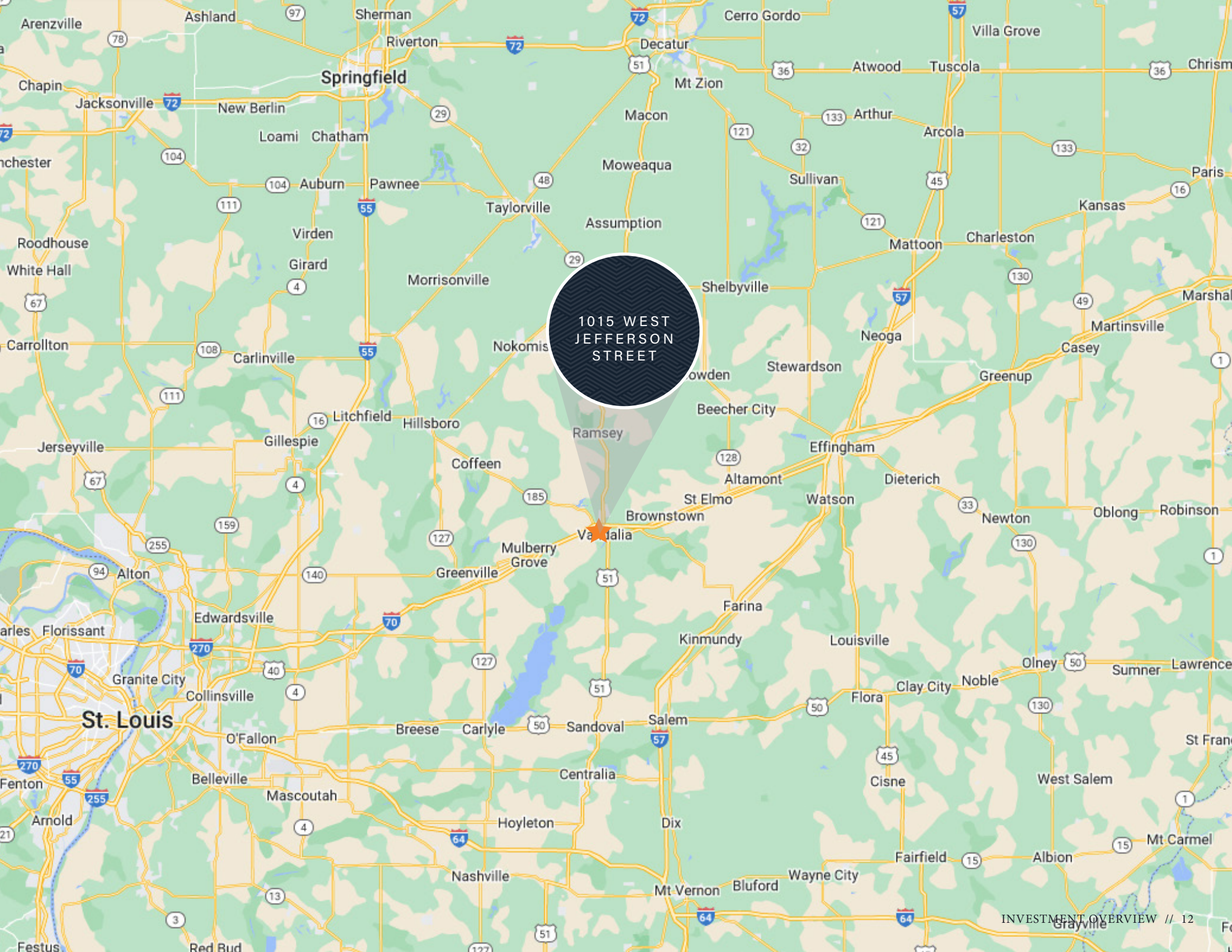
| Tenant Name | Suite | Square Feet | % Bldg Share | Lease Dates | | Annual Rent per Sq. Ft. | Total Rent Per Month | Total Rent Per Year | Pro Forma Rent Per Year | Changes on | Lease Type |
|--------------------------|-------|-------------|--------------|-----------------------|------|-----------------------------|----------------------|-------------------------------|-------------------------|------------|------------|
| | | | | Comm. | Exp. | | | | | | |
| Vacant | A | 26,947 | 100.0% | TBD | TBD | \$0.00 | \$0.00 | \$0.00 | \$80,841 | Pro-forma | NNN |
| Total | | 26,947 | | | | \$0.00 | \$0.00 | \$0.00 | \$80,841 | | |
| Occupied Tenants: 0 | | | | Unoccupied Tenants: 1 | | Occupied GLA: 0.00% | | Unoccupied GLA: 100.00% | | | |
| Total Current Rents: \$0 | | | | | | Occupied Current Rents: \$0 | | Unoccupied Current Rents: \$0 | | | |

Notes: Pro-Forma Rent Per Year Assuming \$3.00 PSF NNN

OPERATING STATEMENT

| Income | Current | Per SF | Pro Forma | Per SF | Notes |
|------------------------------|---------|--------|-----------|--------|--------|
| Scheduled Base Rental Income | 0 | 0.00 | 80,841 | 3.00 | |
| Expense Reimbursement Income | | | | | |
| Net Lease Reimbursement | | | | | |
| CAM | 0 | 0.00 | 26,947 | 1.00 | |
| Insurance | 0 | 0.00 | 5,000 | 0.19 | |
| Real Estate Taxes | 0 | 0.00 | 15,914 | 0.59 | |
| Total Reimbursement Income | \$0 | 0.0% | \$47,861 | 100.0% | \$1.78 |
| Effective Gross Revenue | \$0 | \$0.00 | \$128,702 | \$4.78 | |

| Operating Expenses | Current | Per SF | Pro Forma | Per SF | Notes |
|----------------------|-----------|----------|-----------|--------|-------------|
| CAM | 26,947 | 1.00 | 26,947 | 1.00 | *Estimated* |
| Insurance | 5,000 | 0.19 | 5,000 | 0.19 | *Estimated* |
| Real Estate Taxes | 15,156 | 0.56 | 15,914 | 0.59 | [2025] |
| Total Expenses | \$47,103 | \$1.75 | \$47,861 | \$1.78 | |
| Expenses as % of EGR | 0.0% | | 37.2% | | |
| Net Operating Income | -\$47,103 | (\$1.75) | \$80,841 | \$3.00 | |



1015 WEST
JEFFERSON
STREET

An aerial photograph of a residential neighborhood. In the center, a long, white, single-story building with a flat roof is highlighted by a callout. The callout is a dark circle with a white border and a white star pointing to the building. The text inside the circle reads "1015 WEST JEFFERSON STREET". The surrounding area includes houses, trees, a road, and railroad tracks.

1015 WEST
JEFFERSON
STREET



MMCC — our fully integrated, dedicated financing arm — is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,659 Debt and equity financings in 2025



National platform operating within the firm's brokerage offices



\$11.9 billion total national volume in 2025



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies.

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives.

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings.

The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a high ceiling with a complex network of metal beams and pipes. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white, industrial-style door is visible. The overall atmosphere is industrial and modern.

SECTION 2

MARKET OVERVIEW

Marcus & Millichap

ST. LOUIS MISSOURI

Known for its iconic Gateway Arch, the St. Louis metro is situated near the geographic center of the United States, within 500 miles of one-third of the U.S. population, and it has nearly 2.8 million residents. The metro encompasses the city of St. Louis; the Missouri counties of St. Charles, Jefferson, Franklin, St. Louis, Lincoln, Warren and Washington; and the Illinois counties of Madison, St. Clair, Macoupin, Clinton, Monroe, Jersey, Bond and Calhoun. St. Louis is the most populous county with 987,000 people. The city of St. Louis contains around 282,000 citizens and is the only city in the metro with a population of more than 100,000 residents. In North St. Louis, the U.S. National Geospatial-Intelligence Agency has a major expansion underway. The \$1.7 billion 97-acre campus is set to be completed in 2026. St. Louis is also home to the Federal Reserve Bank of St. Louis.



CENTRAL
LOCATION



EXCELLEN
TRANSPORTATION
SYSTEM



AFFORDABLE
COST OF LIVING

METROPLEX GROWTH

ECONOMY

St. Louis is highly ranked for its logistics infrastructure, bolstered by its central location and easy access to major waterways. It is a significant inland port. The region is emerging as a large financial services center, with seven Fortune 500 companies headquartered there: Centene Corp., Emerson Electric, Reinsurance Group of America, Jones Financial, Graybar Electric, Post, and Core & Main. Scott Air Force Base, on the Illinois side of the metro, supports civilian and active-duty employment directly and indirectly by attracting defense and aerospace contractors to St. Louis.



8%
MANUFACTURING



19%
TRADE, TRANSPORTATION
AND UTILITIES



11%
GOVERNMENT



19%
EDUCATION AND
HEALTH SERVICES



7%
FINANCIAL
ACTIVITIES



16%
PROFESSIONAL AND
BUSINESS SERVICES



5%
CONSTRUCTION



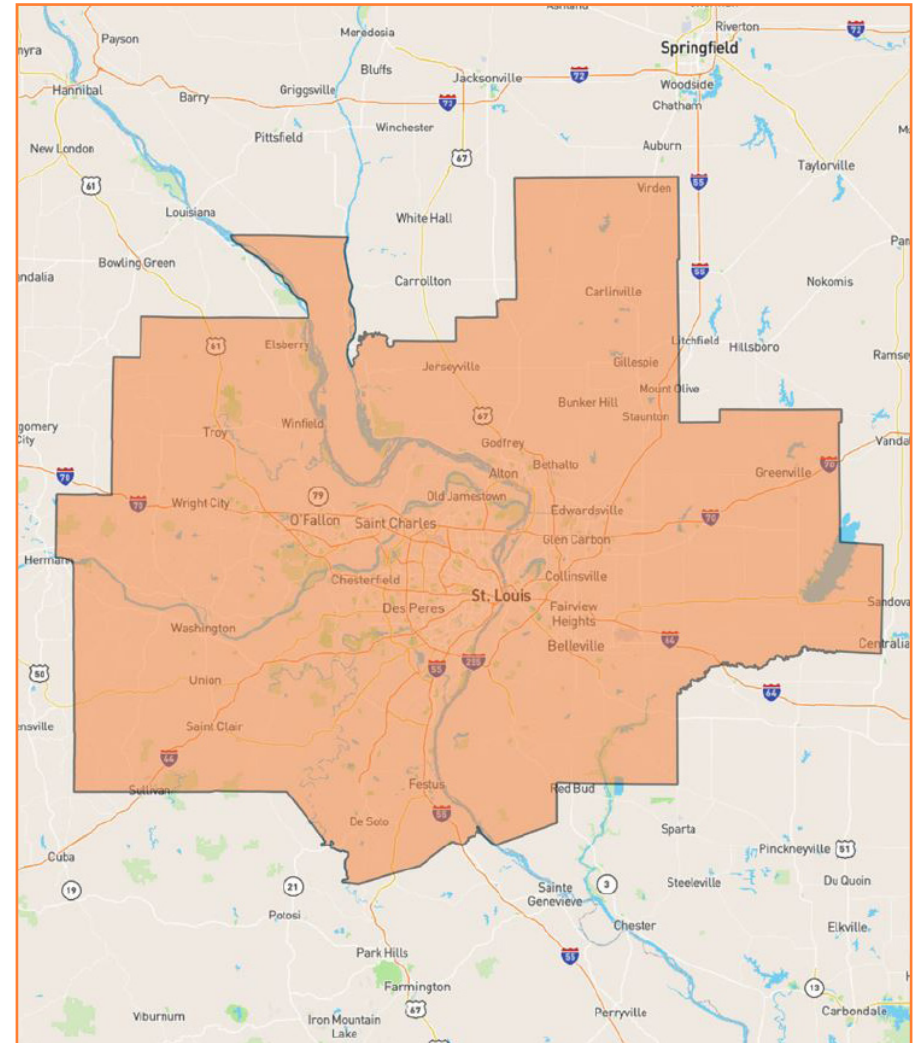
10%
LEISURE AND
HOSPITALITY



2%
INFORMATION



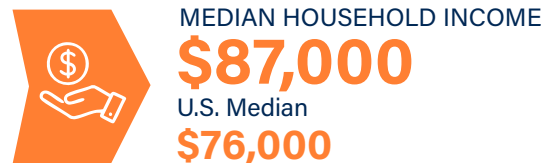
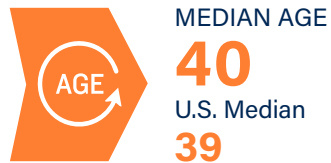
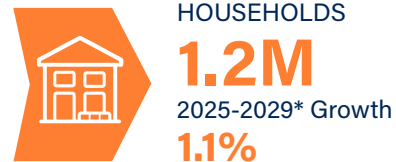
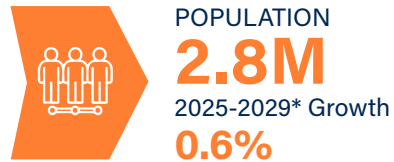
4%
OTHER SERVICES



METROPLEX GROWTH

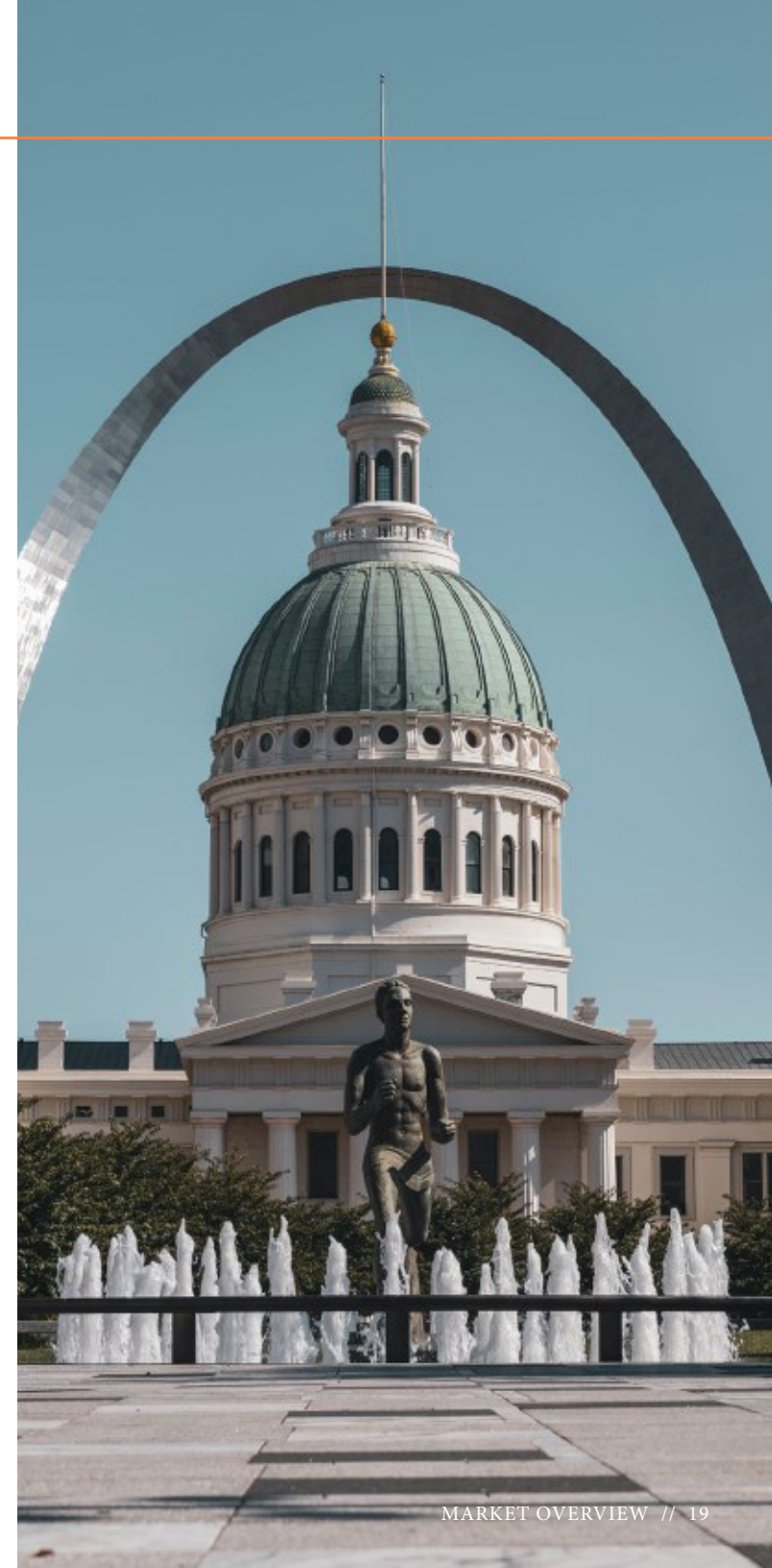
DEMOGRAPHICS

The metro is expected to see its population grow by almost 17,000 heads in the next five years, supporting household formation totaling 13,000 additions. The St. Louis metro's homeownership rate stood at 68 percent in 2024. Roughly 37 percent of residents hold a bachelor's degree or higher. Of those, 15 percent have also earned a graduate or professional degree.



QUALITY OF LIFE

The metro boasts numerous public and private golf courses, more than 100 parks, the Gateway Arch National Park, and one end of the 240-mile long Katy Trail. Many of St. Louis' top attractions — the Saint Louis Zoo, the Saint Louis Art Museum, the Missouri History Museum and the Municipal Opera — are in Forest Park. The park features golf courses and athletic fields. The St. Louis Cardinals and the St. Louis Blues are housed in nearby downtown. Lake of the Ozarks is within driving distance, offering destinations for hunting, fishing, camping, hiking and spelunking. There are more than 30 colleges, universities and technical schools in the metro, enrolling around 100,000 students a year. Washington University in St. Louis is highly ranked among U.S. universities.



DEMOGRAPHICS



9,629

Total Population
Within 5 Miles



60.6%



39.4%



\$69,388

Average Household Income
Within 5 Miles



3,324

Employees
Within 1 Mile

DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| 2030 Projection | | | |
| Total Population | 4,754 | 8,524 | 9,596 |
| 2025 Estimate | | | |
| Total Population | 4,771 | 8,554 | 9,629 |
| 2020 Census | | | |
| Total Population | 4,926 | 8,755 | 9,844 |
| 2010 Census | | | |
| Total Population | 4,916 | 8,406 | 9,596 |
| Daytime Population | | | |
| 2025 Estimate | 3,926 | 7,757 | 8,344 |
| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
| 2030 Projection | | | |
| Total Households | 2,146 | 2,826 | 3,258 |
| 2025 Estimate | | | |
| Total Households | 2,143 | 2,825 | 3,257 |
| Average (Mean) Household Size | 2.1 | 2.1 | 2.1 |
| 2020 Census | | | |
| Total Households | 2,139 | 2,826 | 3,257 |
| 2010 Census | | | |
| Total Households | 2,183 | 2,883 | 3,346 |

| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
|--|----------|----------|----------|
| 2025 Estimate | | | |
| \$200,000 or More | 1.5% | 2.3% | 2.5% |
| \$150,000-\$199,999 | 3.7% | 5.1% | 5.4% |
| \$100,000-\$149,999 | 12.2% | 15.0% | 15.9% |
| \$75,000-\$99,999 | 10.5% | 10.9% | 11.4% |
| \$50,000-\$74,999 | 22.8% | 22.0% | 21.9% |
| \$35,000-\$49,999 | 11.7% | 10.9% | 11.0% |
| \$25,000-\$34,999 | 11.8% | 10.6% | 10.0% |
| \$15,000-\$24,999 | 10.6% | 9.1% | 8.5% |
| Under \$15,000 | 15.1% | 14.1% | 13.4% |
| Average Household Income | \$61,531 | \$67,407 | \$69,388 |
| Median Household Income | \$48,435 | \$56,110 | \$58,283 |
| Per Capita Income | \$26,404 | \$26,468 | \$27,367 |
| POPULATION PROFILE | 1 Mile | 3 Miles | 5 Miles |
| Population By Age | | | |
| 2025 Estimate Total Population | 4,771 | 8,554 | 9,629 |
| Under 20 | 21.5% | 18.1% | 18.8% |
| 20 to 34 Years | 23.9% | 25.8% | 24.7% |
| 35 to 39 Years | 6.9% | 8.4% | 8.0% |
| 40 to 49 Years | 13.0% | 14.2% | 14.0% |
| 50 to 64 Years | 17.1% | 17.2% | 17.8% |
| Age 65+ | 17.6% | 16.2% | 16.7% |
| Median Age | 38.0 | 39.0 | 39.0 |
| Population 25+ by Education Level | | | |
| 2025 Estimate Population Age 25+ | 3,367 | 6,325 | 7,073 |
| Elementary (0-8) | 3.7% | 3.8% | 3.6% |
| Some High School (9-11) | 9.8% | 11.3% | 10.9% |
| High School Graduate (12) | 44.0% | 41.3% | 41.5% |
| Some College (13-15) | 15.8% | 18.8% | 18.8% |
| Associate Degree Only | 14.7% | 13.2% | 13.2% |
| Bachelor's Degree Only | 7.7% | 7.6% | 8.1% |
| Graduate Degree | 4.4% | 4.0% | 3.9% |
| Travel Time to Work | | | |
| Average Travel Time to Work in Minutes | 21.0 | 21.0 | 22.0 |

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BROKER OF RECORD

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