

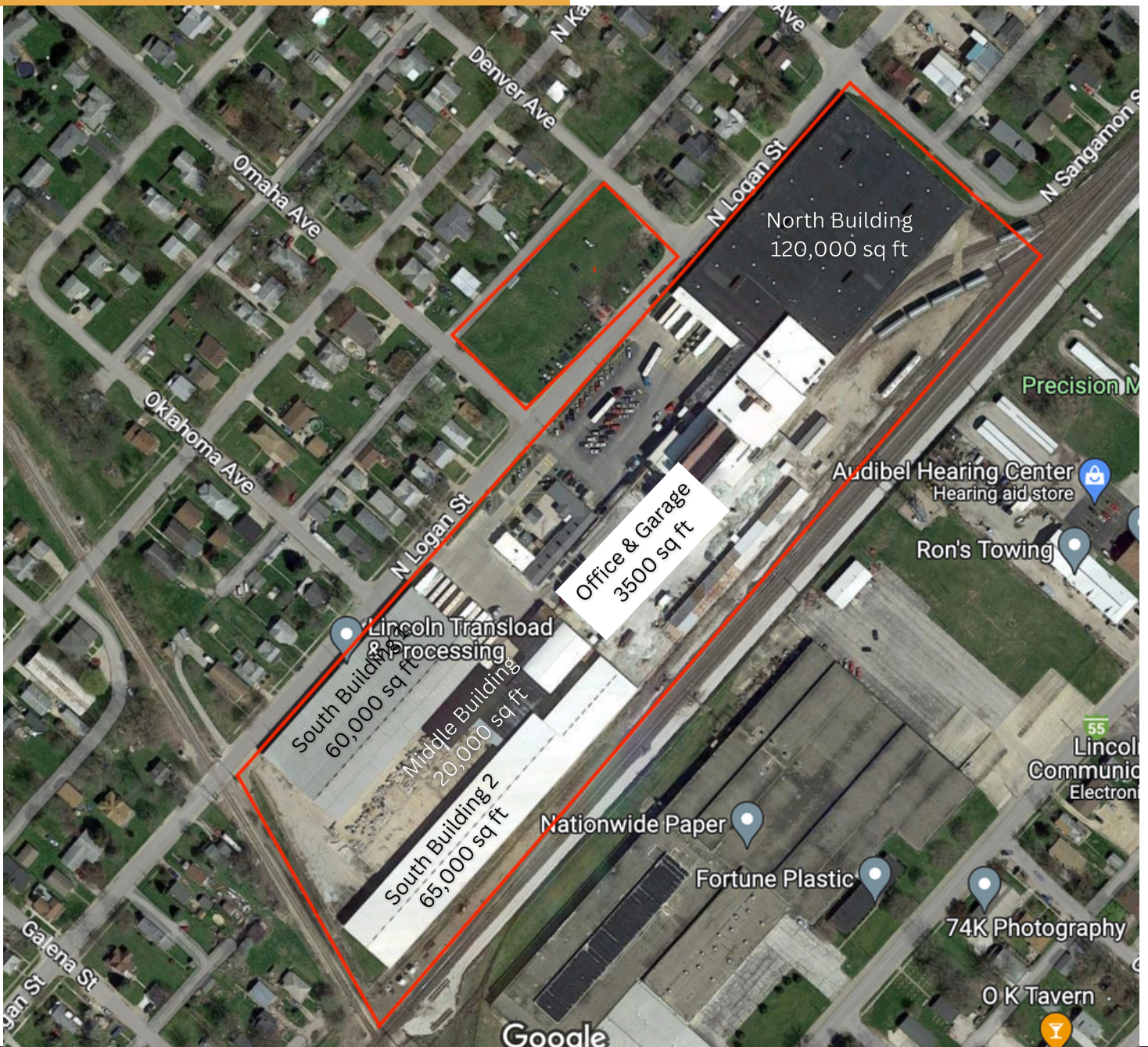
Logan St. Industrial Park
1200 N Logan St, Lincoln, IL 62656

For Lease
+/- 30,000 sq ft to 250,000 sq ft



LOGAN ST INDUSTRIAL PARK





INVESTMENT SUMMARY

Logan St. Industrial Park offers customizable industrial space with a strategic location less than twenty five miles from Bloomington, Decatur, Springfield and Peoria and less than 25 miles from the Rivian Automotive Manufacturing facility in Normal Illinois. The Industrial Campus is completely fenced, has an active Union Pacific Rail Spur, two gated entrances, multiple covered loading bays and building sites for future expansion. The property consists of approximately 250,000 rentable square feet between 3 primary buildings, a sizable outside storage area and a detached office. Lincoln Illinois has a large available workforce and the property's location also lends well to convenient distribution options.



INVESTMENT HIGHLIGHTS

- Property is fully fenced, secured and features ample parking in addition to a large paved storage area.
- Interior office features include office space with kitchenette, restrooms and shower. White walls and tiled floors throughout for low maintenance.
- Improved property with 3 primary freestanding warehouses for a combined total of 250,000 square feet of rentable building area. Each building is separately metered for electricity.
- Full modern utilities for staff and visitors, including electricity, gas, phone and Internet provided in this perfect turnkey location for storage, manufacturing distribution, assembly or distribution center use.

PROPERTY SUMMARY

OFFERING PRICE:	NEGOTIABLE
LOT SIZE (ACERS)	13.11
BUILDING SQ FT:	250,000
ZONING TYPE:	INDUSTRIAL
COUNTY:	LOGAN
PARCEL ID:	08-300-019-00 08-300-019-01
RAIL SPUR:	1,000 FEET





South Building: 65,000 SQFT



North Building: 120,000 SQFT



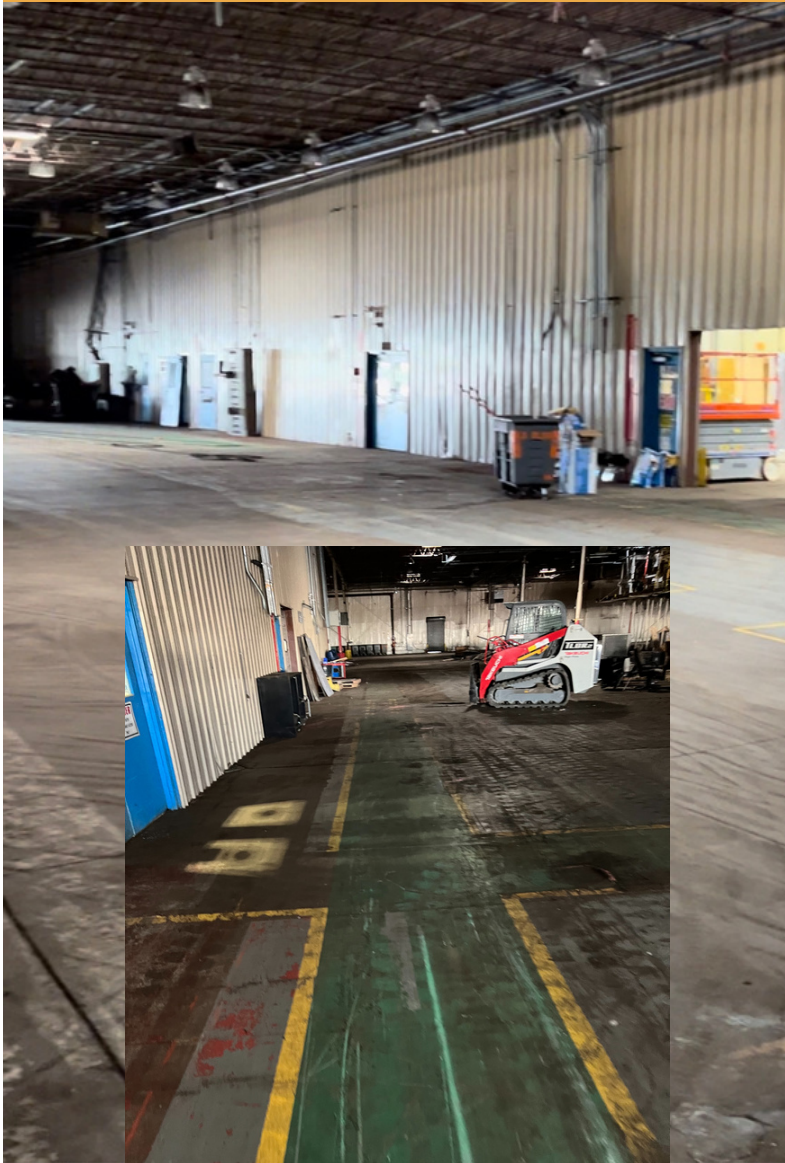
**Middle Building
20,000 SQ FT**



Office & Garage: 3,500 SQ FT



South Building 2: 65,000 SQFT



NORTH BUILDING

BUILDING SIZE: 120,000 SQ FT
CLEAR HEIGHT: 25 FT
DOCK DOORS: 9
COLUMN SPACING: 42 X 40 X 42
DRIVE IN DOORS: 4
CAR PARKS: 150 COMMON
SPRINKLER: ESFR READY
AMENITIES: 2000 AMP SERVICE
WAREHOUSE LIGHTING

SOUTH BUILDING

BUILDING SIZE: 60,000 SQ FT
CLEAR HEIGHT: 25 FT
DOCK DOORS: 9
COLUMN SPACING: 42 X 40 X 42
DRIVE IN DOORS: 3
CAR PARKS: 150 COMMON
SPRINKLER: ESFR READY
AMENITIES: 2000 AMP SERVICE
WAREHOUSE LIGHTING

SOUTH BUILDING 2

BUILDING SIZE: 65,000 SQ FT
CLEAR HEIGHT: 25 FT
DOCK DOORS: 1
COLUMN SPACING: 42 X 40 X 42
DRIVE IN DOORS:
CAR PARKS: 150 COMMON
SPRINKLER: ESFR READY
AMENITIES: 2000 AMP SERVICE
WAREHOUSE LIGHTING



ABOUT LINCOLN



CITY OF LINCOLN

AREA

CITY: 6.3 SQ MI

LAND: 6.2 SQ MI

ELEVATION: 589 FT

POPULATION

POPULATION: 13,288

DENSITY: 2,127.10 SQ MI

Lincoln is a city in Logan County, Illinois, United States. First settled in the 1830s, it is the only town in the United States that was named for Abraham Lincoln before he became president; he practiced law there from 1847 to 1859. Lincoln is home to one college - Lincoln Christian University - and two prisons.

LOCATION HIGHLIGHTS

- Smart investment opportunity in central Illinois with expanding automotive manufacturing needs, growing industrial tenants, low vacancy rates and open inbound / outbound transportation options with Rail or highway.
- Configurable outdoor space for parking or storage gives growth options to multiple of your medium to long-term tenants.



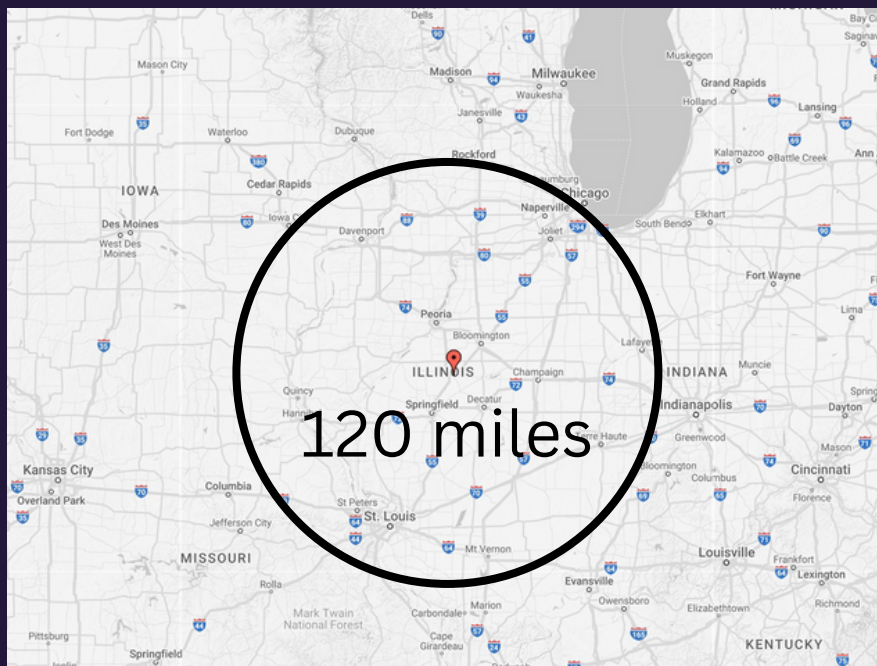
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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to MLWH LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. MLWH LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, MLWH LLC has not verified, and will not verify, any of the information contained herein, nor has MLWH LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE MLWH LLC ADVISOR FOR MORE DETAILS.



EXCLUSIVELY PRESENTED BY:



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