

**RAIL SERVED**  
**AND GREAT MANUFACTURING**  
**AMENITIES**



*320 W GRIDLEY RD*

---

*GRIDLEY, ILLINOIS*

---

*FOR LEASE*

*FOR SALE  
& LEASE  
10.27 ACRES*



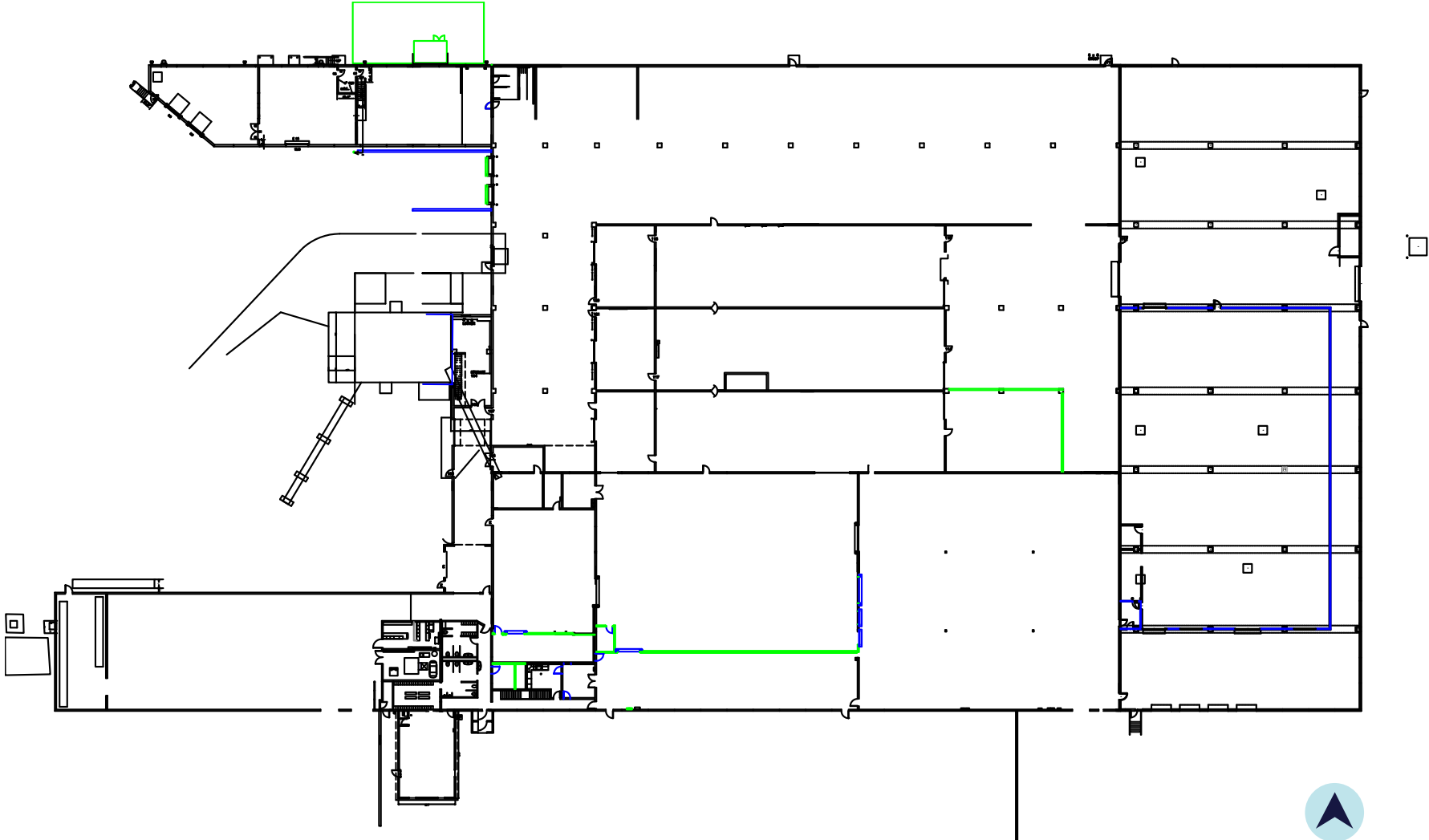
# Property Summary

Asking Lease Rate	Subject to Proposal	Clear Height	25' - 27'
Site:	±10.27 acres	Loading	14 Docks / 3 Drive-in 1 (14'x16') - 2 (12'x12')
Use:	Industrial	Power	6,500 KVA / 480v (12,500 Amps)
Zoning:	Manufacturing	Mechanics	- Hepa grade filtration system - 450 ton chilled water system
County:	McLean County	Sprinkler	Wet system
Office SF:	+/- 3,600 sf		

- 3 buildings in property totaling 151,788 square feet
- Largest building is 138,706 square feet
- Food grade processing facility
- Rail spur through TP&W Railway
- Floor drains throughout the facility
- Located in a TIF District

# Site Plan

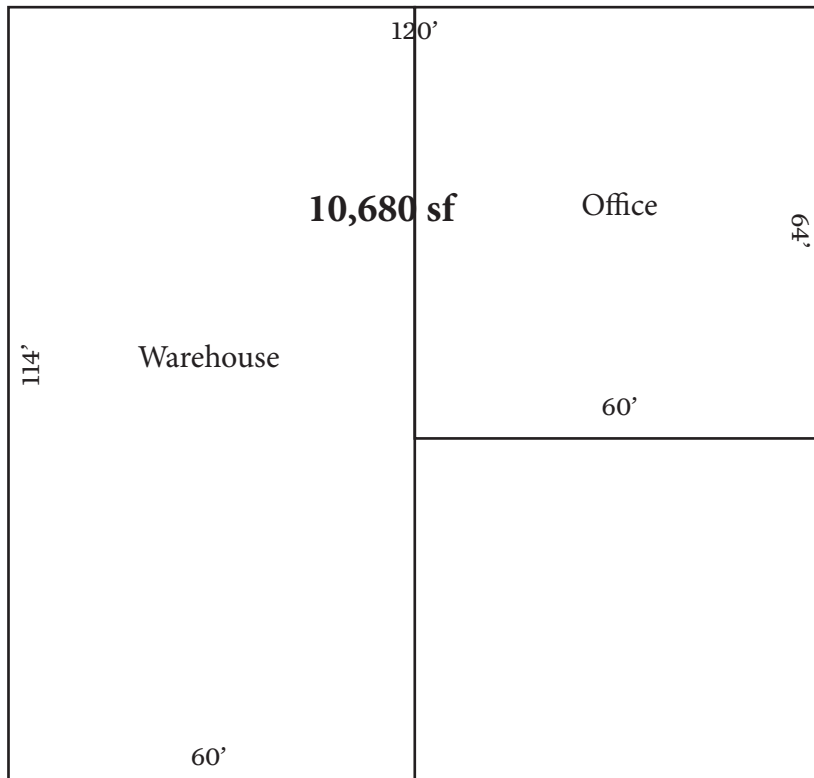
320 W GRIDLEY RD, GRIDLEY, IL



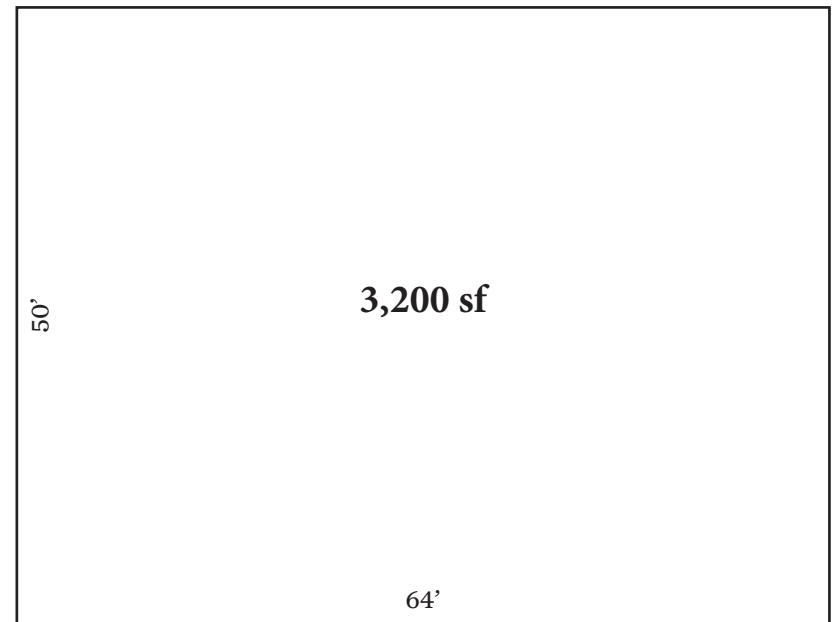
# Site Plan

320 W GRIDLEY RD, GRIDLEY, IL

## Warehouse/Office Space



## Maintenance Shop



# Gridley Market Overview

---

Gridley is located on Rt. 24 between interstates 39 and 55 and is a short 18-mile drive to Bloomington-Normal.

Established in 1856, Gridley is home to 1400+ residents who enjoy a high quality of life in a safe and friendly community. We have three parks, a swimming pool, walking paths, pickle ball, tennis and basketball courts, and a baseball diamond. The community works together for special events such as the December Christkindl Market, the Memorial Day breakfast parade, and Veterans' Day Memorial Service.

In 2011, the village of Gridley developed a TIF district to promote new business and encourage growth for our existing businesses. Since then, we have seen the addition of a new coffee shop/pie cafe, a new events venue and existing businesses improving their storefronts and infrastructure.

Gridley has a rich history of caring people working together to preserve a unique and vibrant community. This cooperation continues today.

## *LABOR FORCE AND LOCATION ADVANTAGE*

Strategically positioned in Central Illinois, Gridley offers access to a dependable and cost-effective labor force within a strong regional employment corridor. Located along U.S. Route 24 and just a short drive from the Bloomington-Normal metro area, the community benefits from proximity to a larger workforce base while maintaining the efficiencies and affordability of a small-town setting. With a median age in the mid-30s and a workforce supported by regional manufacturing, logistics, agriculture, and service industries, Gridley provides employers access to skilled labor, competitive wage structures, and convenient connectivity to major Midwestern markets. Its central location allows businesses to serve Chicago, Peoria, and Springfield within easy reach, making it an attractive option for distribution, industrial, and service operations seeking both workforce stability and logistical advantage.

## *MARKET DEMOGRAPHICS*

---



**36.5**

Median Age



**\$69,688**

Average Income Per Household



**12,926**

Estimated 10 Mile Radius  
Population



**168,417**

Estimated 20 Mile Radius  
Population



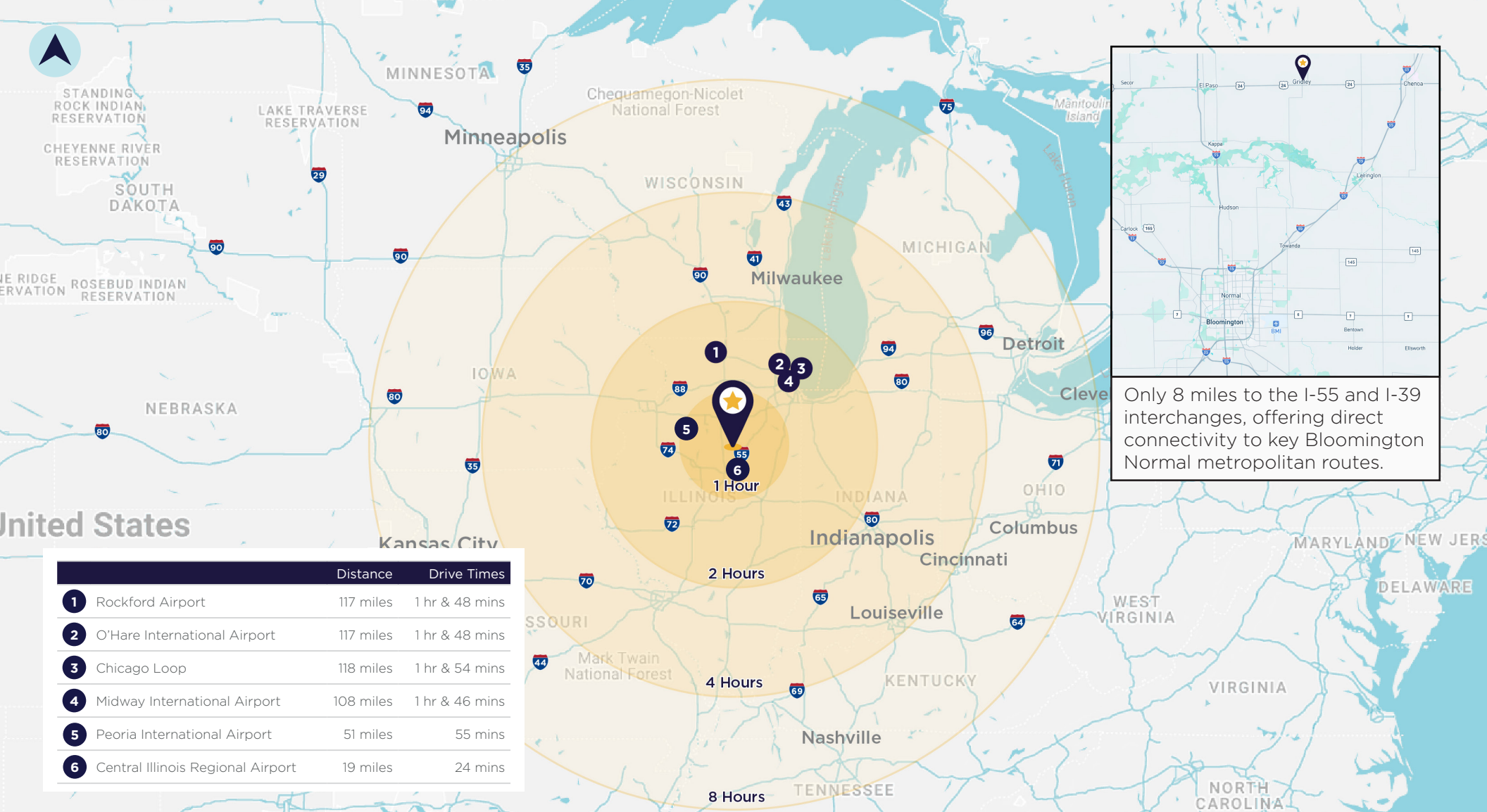
**5,376**

Estimated Number of Households  
within 10 Miles



**\$140,000**

Median Home Value



	Distance	Drive Times
1 Rockford Airport	117 miles	1 hr & 48 mins
2 O'Hare International Airport	117 miles	1 hr & 48 mins
3 Chicago Loop	118 miles	1 hr & 54 mins
4 Midway International Airport	108 miles	1 hr & 46 mins
5 Peoria International Airport	51 miles	55 mins
6 Central Illinois Regional Airport	19 miles	24 mins

## CONTACT INFORMATION

**AL CARUANA**  
*Executive Managing Director*  
 +1 847 720 1326  
[al.caruana@cushwake.com](mailto:al.caruana@cushwake.com)

**MICHAEL MAGLIANO**  
*Executive Managing Director*  
 +1 847 518 3259  
[michael.magliano@cushwake.com](mailto:michael.magliano@cushwake.com)

**GEORGE GRAMM**  
*RE/Max Choice (Local Partner)*  
 +1 858 334 9690  
[georgegramm.remax@gmail.com](mailto:georgegramm.remax@gmail.com)

