

2551 WEST COLLEGE AVENUE

NORMAL, IL 61761

WAREHOUSE SUBLEASE

ZAC MALOOF

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JASON MILLER

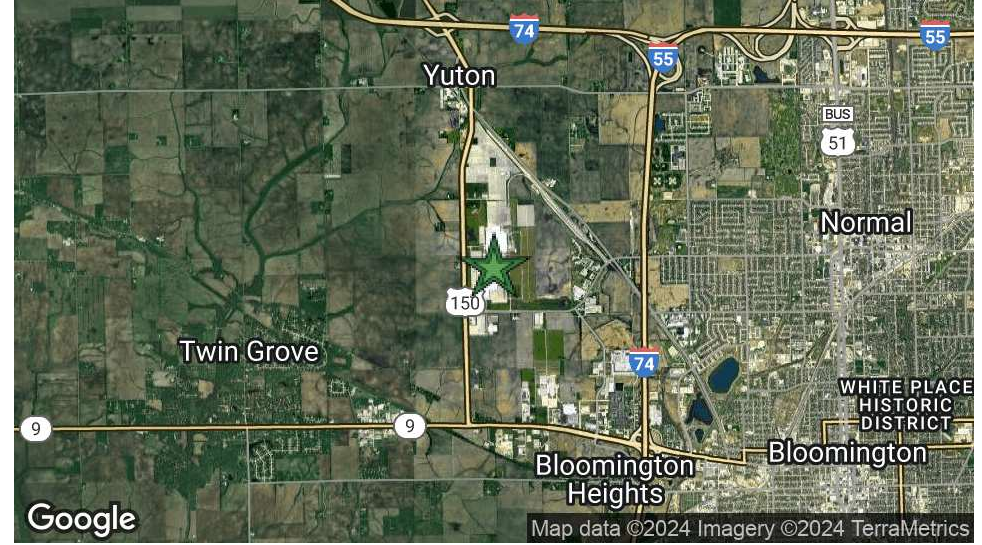
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OFFERING SUMMARY

| | |
|----------------------|---------------------------|
| Lease Rate: | \$4.99 SF/yr (NNN) |
| Building Size: | 117,600 SF |
| Available SF: | 35,000 SF |
| Lot Size: | 6 Acres |
| Year Built: | 1990 |

LOCATION OVERVIEW

Situated in the heart of the city, the property offers easy access to a variety of popular dining options such as Medici, BraiZe, and Avanti's Italian Restaurant. In addition to the bustling food scene, the area boasts convenient shopping destinations like College Hills Mall and Constitution Trail. Other nearby attractions include the Children's Discovery Museum and the Uptown Normal Circle.

PROPERTY HIGHLIGHTS

- Sublease available for 35,000 sf
- 28' ceiling height
- 5 dedicated docks with levelers
- Plenty of parking available
- Conveniently located near I-74, I-55, & I-39

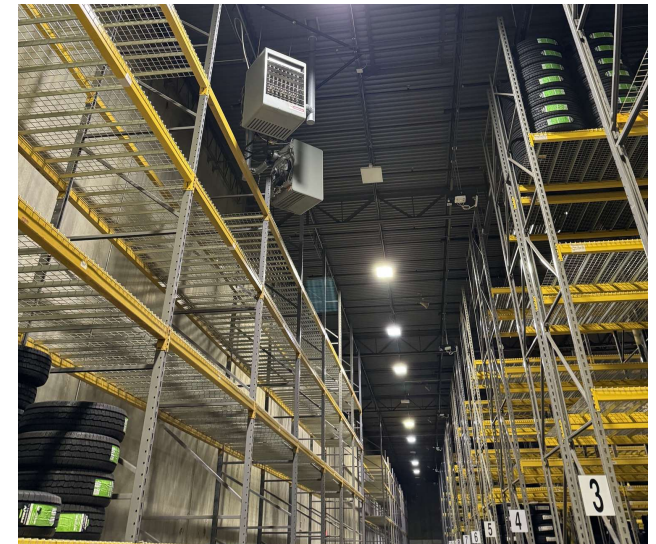
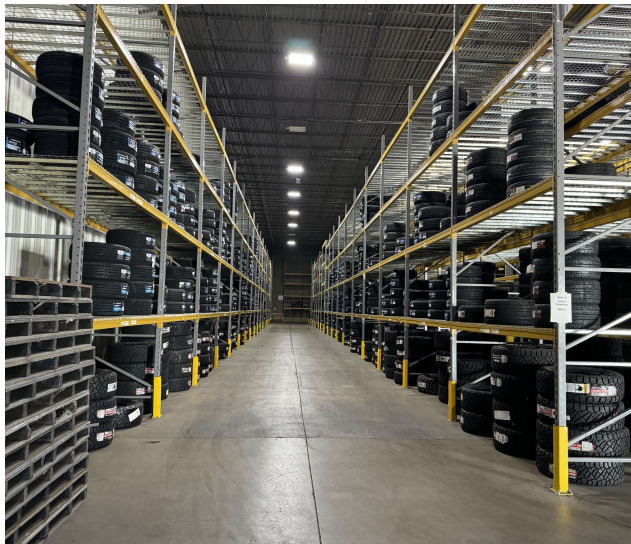
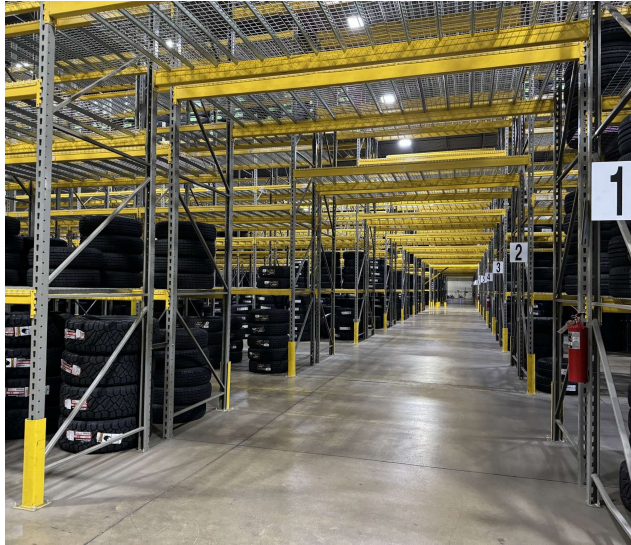
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