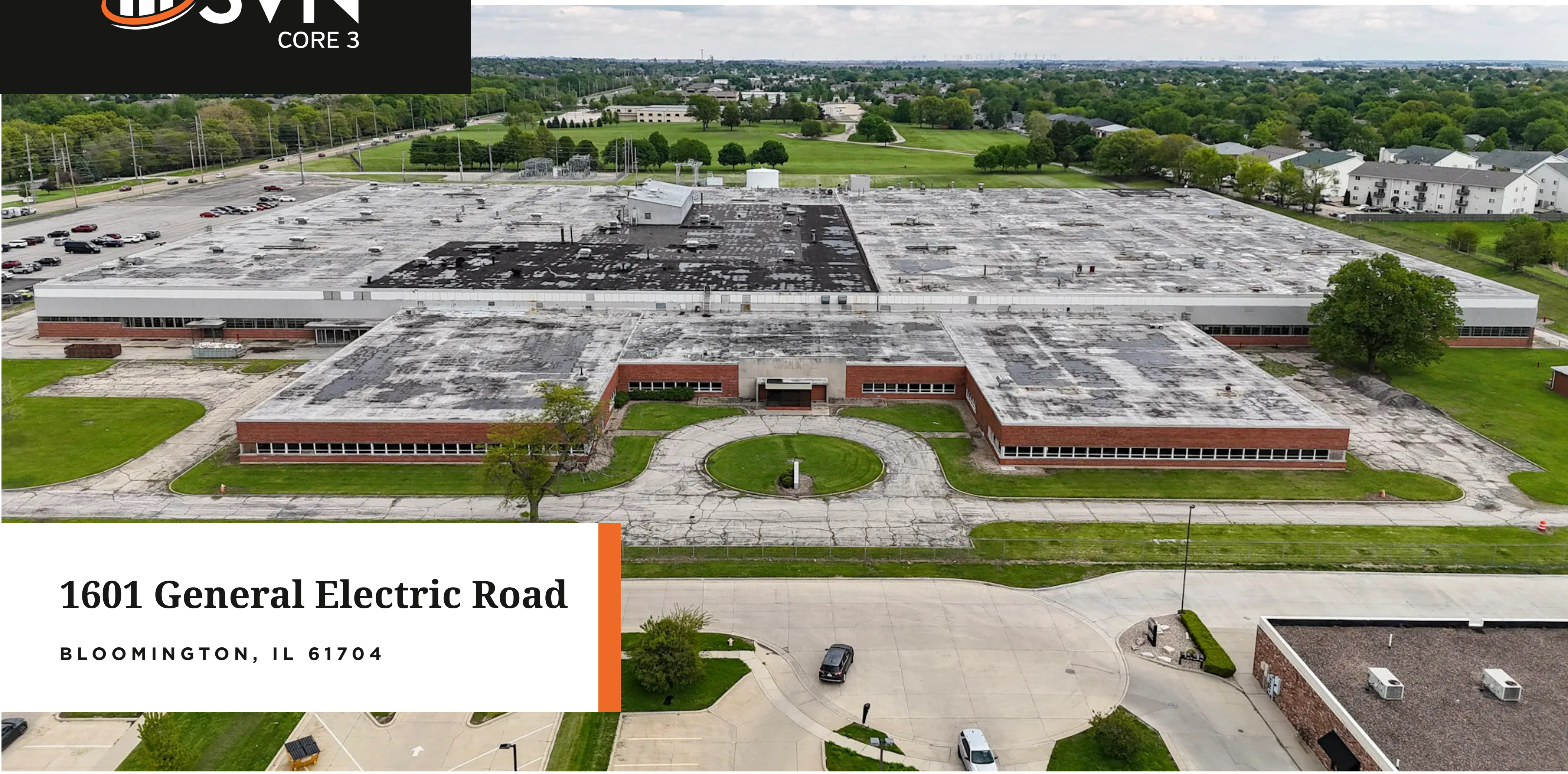
# Former General Electric Manufacturing Plant



## 1601 General Electric Road

BLOOMINGTON, IL 61704


PRESENTED BY:

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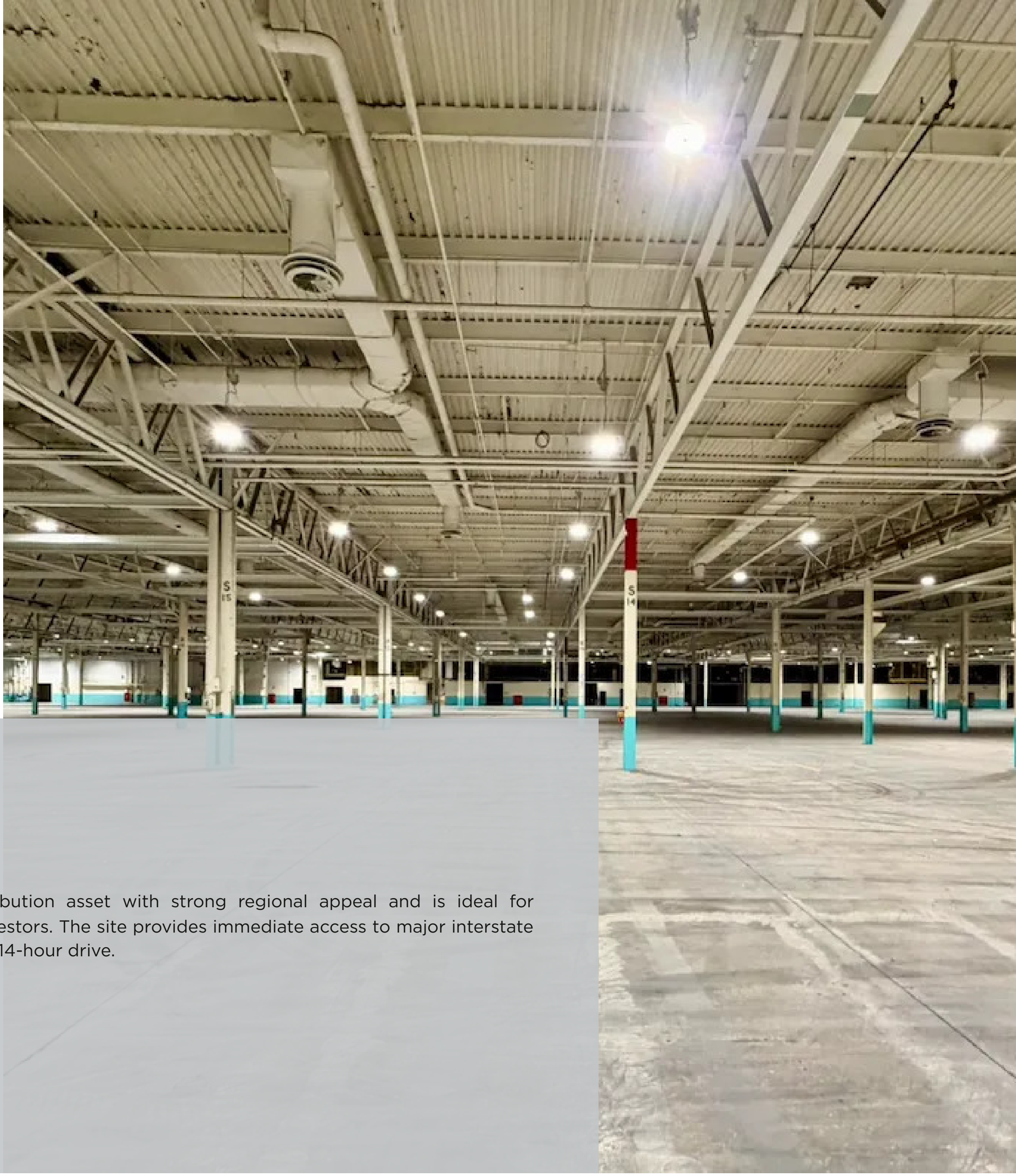
# PROPERTY SUMMARY

## FORMER GENERAL ELECTRIC MANUFACTURING PLANT

BLOOMINGTON, IL 61704

| OFFERING SUMMARY | |
|---|---|
| SALE PRICE: | $13,559,000.00 |
| NET LEASE RATE: | $6.00 PSF/YR |
| BUILDING SIZE: | 423,736 SF |
| LOT SIZE: | 29.96 Acres |
| PRICE / SF: | $32.00 |
| 2025 TAXES: | $50,577.50/YR or $0.12 FT |



## FOR SALE OR LEASE

The building is a large-scale industrial manufacturing and distribution asset with strong regional appeal and is ideal for manufacturers, logistics firms, e-commerce users, and value-add investors. The site provides immediate access to major interstate systems, which reach to roughly 70% of the U.S. population within a 14-hour drive.

- The property divides into 350,836 SF, 66,174 SF or 60,000 SF.
- M-1 Zoning
- 26’4" Clear Height Feet
- Twelve exterior docks, one interior dock and five drive-in doors
- 348 parking spaces
- 1600 amps of power

## COMPLETE HIGHLIGHTS

**STRATEGIC LOCATION AND UNMATCHED CONNECTIVITY. IDEALLY SITUATED NEAR THE HIGHLY TRAFFICKED BUSINESS I-55 AND VETERANS PARKWAY CORRIDOR IN BLOOMINGTON. ITS CENTRAL GEOGRAPHIC LOCATION IS A MASSIVE ADVANTAGE FOR LOGISTICS USERS AND E-COMMERCE OPERATORS.

**MASSIVE AND ROBUST INFRASTRUCTURE SPANNING 29.96 ACRES, THIS INSTITUTIONAL-SCALE ASSET FEATURES A DURABLE MASONRY BUILDING.

**THE SITE IS PERFECTLY EQUIPPED FOR HEAVY MANUFACTURING AND HIGH-VOLUME DISTRIBUTION.

# TENANT SUMMARY

Mechanical Devices Company is currently not in a lease. MDC would consider a 3 year lease option with new ownership for a negotiatied market rate. MDC would be interested in leasing back 40,000-50,000 square feet.

Ultimate Home Services LLC currently occupies approximately 13,054 square feet with a 5 year lease in place. Their current monthly rent is $5,983.08 plus NNN of $1,468.57. They do not have any renewal options. Their lease began on June 1, 2026 and expires on May 31, 2031.

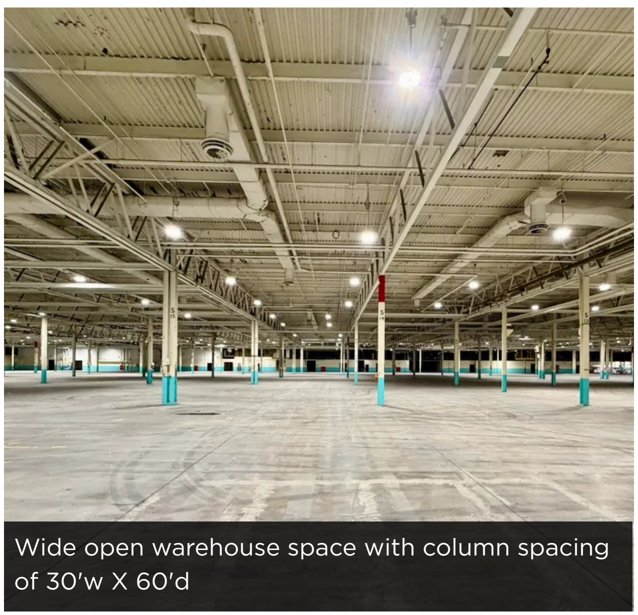

Jasper's Java occupies a small portion of the northwest corner of the parking lot. Their current monthly rent is $1,663.10. They have annual increases plus two 5-year options to extend with 3.5% annual increases. Their current term expires on June 20, 2028.

# ADDITIONAL PHOTOS


View of north west corner of the property


West side of property along Keaton Place


Ameren substation on east side of the property


Wide open warehouse space with column spacing of 30'w X 60'd


View of the northeast corner from parking lot

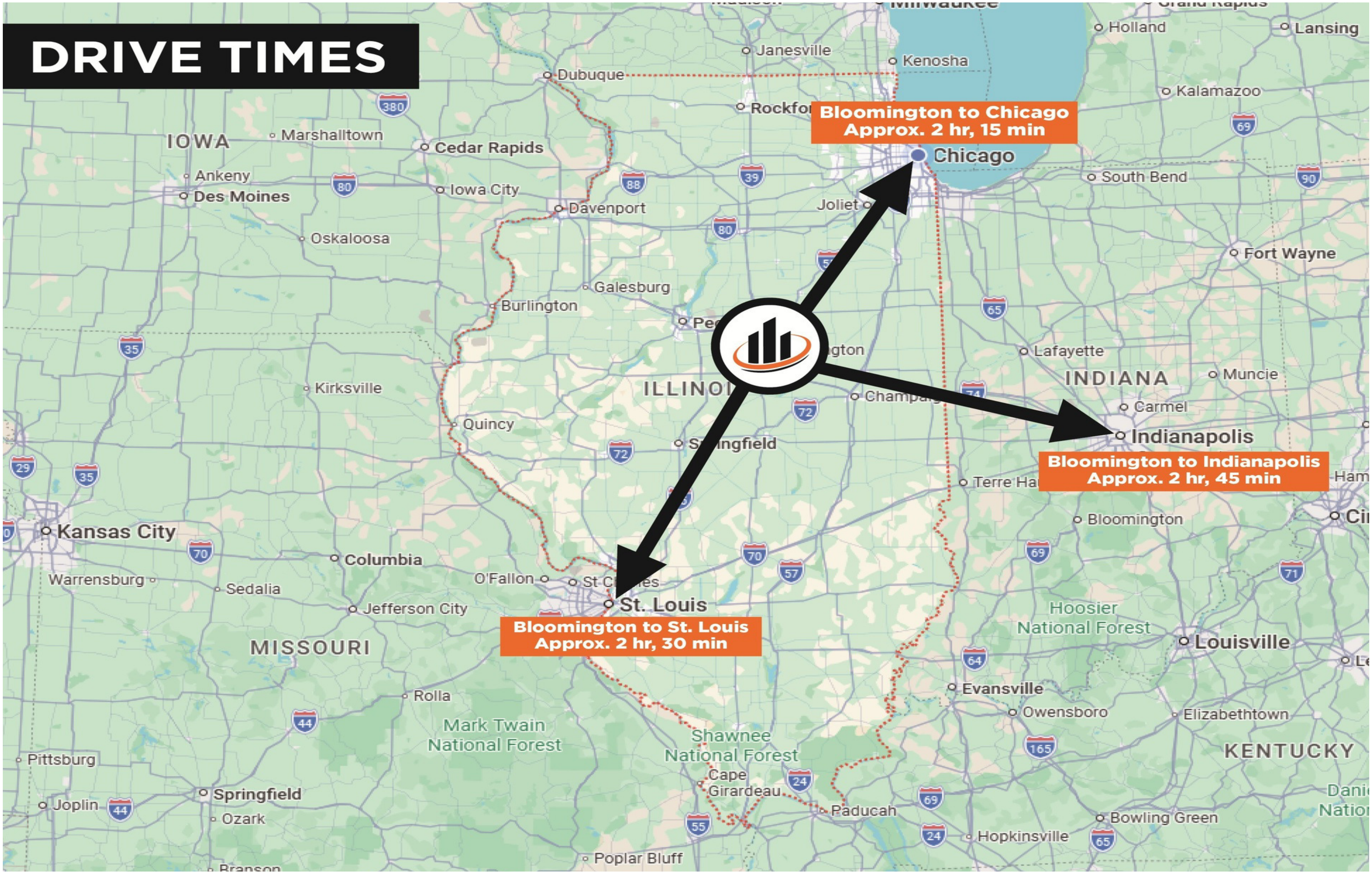
Jasper's Java leases a small portion of the parking lot

# SITE PLAN

EXISTING MANUFACTURING BUILDING
LOT 2
LOT 1
ILLINOIS POWER
G.E. SUBDIVISION
COUNTRY LIFE INSURANCE COMPANY
KEATON PLACE (50' R.O.W.)
LOT 14

# NEARBY RETAIL AERIAL

# CENTRALLY LOCATED BETWEEN 3 MAJOR CITIES



# FOR MORE INFO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