

Commercial Property at 453 W Monroe, Monticello, IL.

453 West Monroe, Monticello, IL 61856



OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Lot Size:

15.46 Acres

Building Size:

23,000 SF

Zoning:

I-1 TIF District

PROPERTY OVERVIEW

Core 3 is please to make available, this opportunity to occupy all or part of this Industrial property located in Monticello, Illinois. The 15(+) acre property has a single steel building on-site and a rail-spur serving the large open land area on the balance of the parcel. The building most recently housed a wood-truss and component manufacturing plant. The building is serviced by high-capacity, 3 phase electric. Choose or combine available building (22,807 SF) or land spaces (588,060SF) to fit your needs. Consider this property for central access to Decatur, Bloomington and Champaign.

PROPERTY HIGHLIGHTS

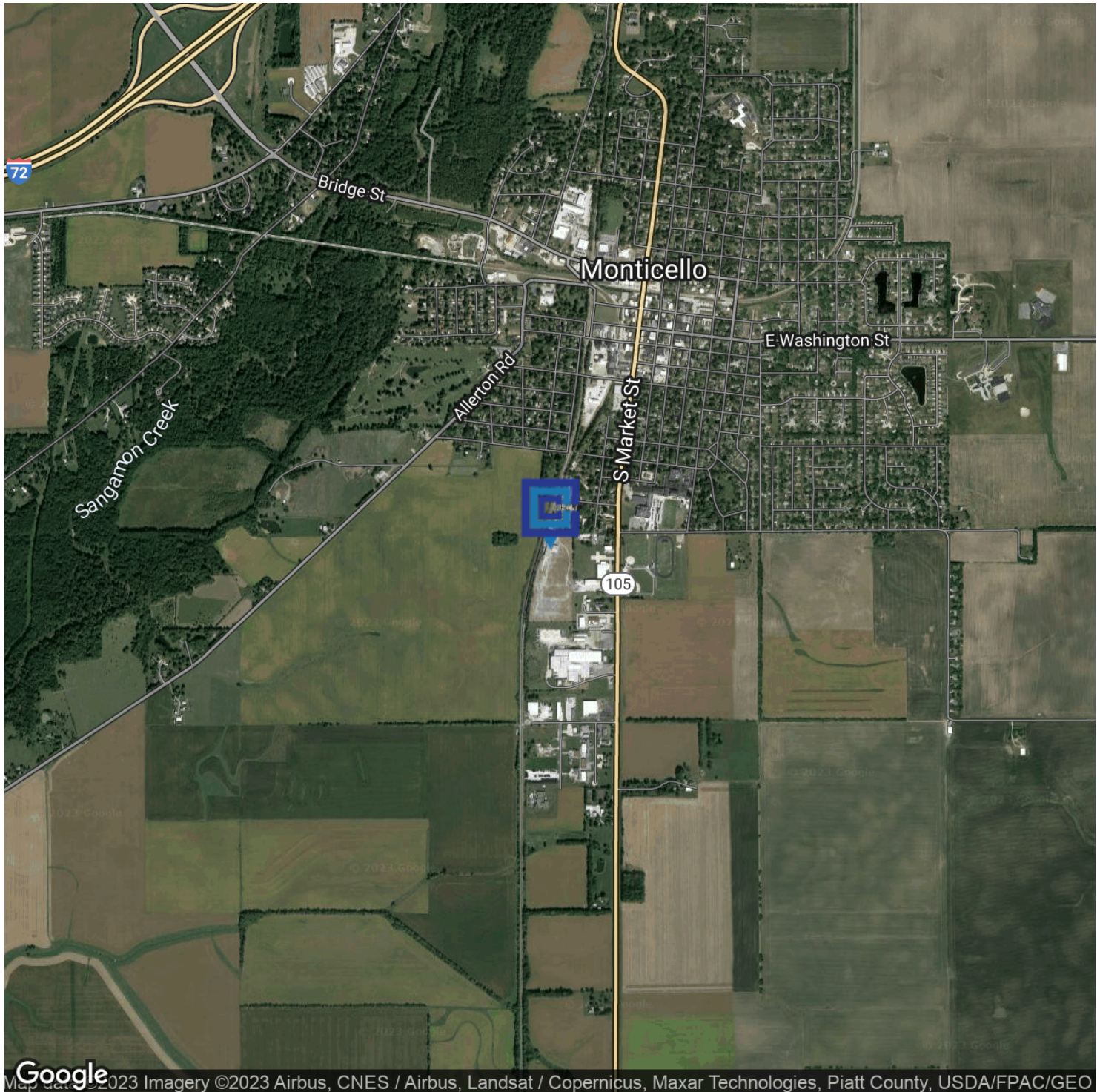
AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
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Location Map

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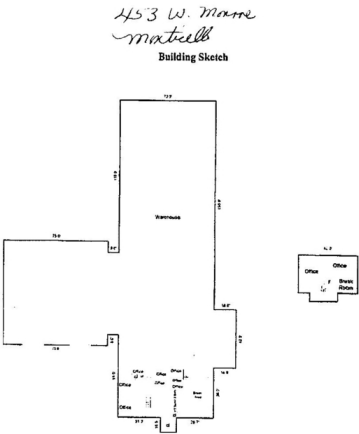
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LEASE TYPE	-	TOTAL SPACE	-	LEASE TERM	Negotiable	LEASE RATE	N/A
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Available Unit: Warehouse Unit A

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UNIT A

Unit A is a large open warehouse space. Claim all or a portion of this heated space. Unit A also has some office space available. An additional 6,100 SF for a total of 23,000 SF of heated warehouse space is negotiable.

Available Unit: Land

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Monticello Monroe Street Property

- Untitled layer
- Base Lease Building and Land (approx 4 Acres)
 - Land Parcel 2 (approx. 4.5 Acres)
 - Land Parcel 3 (approx 7 acres)
 - Market Street Property



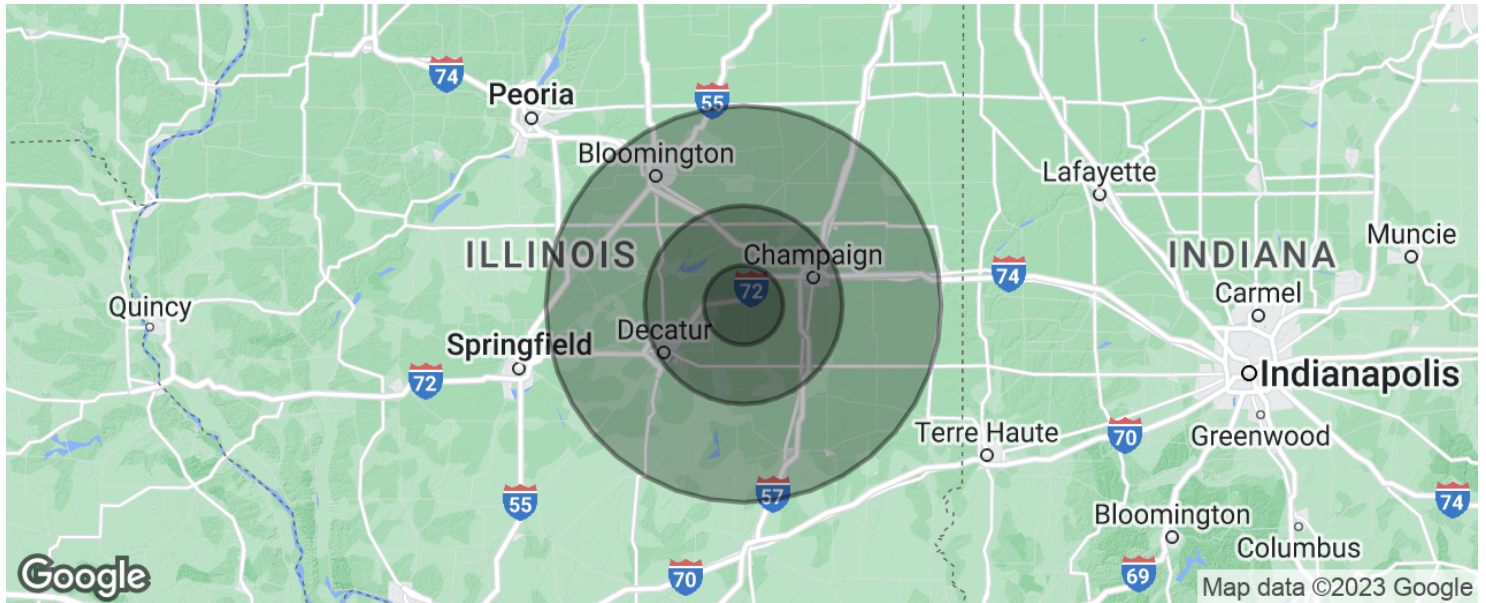
LAND SPACES

This large open acreage is available in its' entirety (approx. 13.5 Acres), or as little as 2 acres. The land is serviceable by a rail spur attached to the Norfolk/Southern Railroad. The Lease rate will vary based on size.

The land previously house a building material re-load facility.

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POPULATION	10 MILES	25 MILES	50 MILES
Total population	15,266	202,805	801,830
Median age	42.0	35.6	36.0
Median age (Male)	41.1	34.7	35.2
Median age (Female)	42.7	36.6	36.9
HOUSEHOLDS & INCOME	10 MILES	25 MILES	50 MILES
Total households	6,094	80,266	310,933
# of persons per HH	2.5	2.5	2.6
Average HH income	\$66,906	\$65,947	\$62,493
Average house value	\$145,300	\$140,446	\$151,560

* Demographic data derived from 2020 ACS - US Census

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