

# Leased Warehouse for Sale

7 Demma Dr., Le Roy, IL 61752



- 37,500 SF Warehouse; 4,260 SF Office
- (3) 18'x20', (4) 14'x20' Drive-In Doors
- 480V, 1,000 AMP, 3 Phase Electric Service
- Excellent access to I-74 at exit 149
- 9.66 Acre with 8' Security Fence
- Leased to Rivian Automotive through Dec. 2024

**SALE PRICE: Contact Broker**

**BARBERMURPHY**

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Listing No: 2523

**Industrial  
Manufacturing**Rivian Automotive  
7 Demma Dr.  
LeRoy, IL 61752**SALE INFORMATION:**

For Sale: Contact Broker

Sale Price:

Sale Price/SF:

CAP Rate:

GRM:

NOI:

**LEASE INFORMATION:**

For Lease: No

Lease Rate:

Lease Type:

Net Charges:

CAM Charges:

Lease Term:

Leasing Comments:

**Total SF Available: 0 SF****Min Divisible SF: 41,760 SF****SQUARE FOOT INFO:**

Building Total: 41,760 SF

Total Available: 0 SF

Direct Lease: 41,760 SF

Sublease: 0 SF

Office:

Warehouse:

Min Divisible: 41,760 SF

Max Contiguous: 41,760 SF

**LAND MEASUREMENTS:**

Acres: 9.66

Frontage: 747 FT

Depth: 601 FT

**PROPERTY INFORMATION:**

Parcel No: 30-29-283-003

County: Other

Zoning: L-1

Zoning By: City of LeRoy

Industrial Park:

Prior Use: Truss plant

TIF: No

Enterprise Zone: No

Foreign Trade Zone: No

Survey: No

Environmental: No

Archaeological: No

Property Tax: \$43,555.08

Tax Year: 2021

**STRUCTURAL DATA:**

Year Built: 2001

Rehab Year: 2022

Clearance Min: 19'

Clearance Max:

Bay Spacing:

Style: Metal

Roof: Metal

Exterior: Metal

Floors: 1

Floor Type: Reinforced Concrete

Floor Thickness: 6"

Floor Drains: No



7 Demma Dr.  
LeRoy, IL 61752

**UTILITY INFORMATION**

<b>Water Provider:</b>	City of LeRoy	<b>Service:</b>	City of LeRoy	<b>Location:</b>	On Site
<b>Sewer Provider:</b>	City of LeRoy	<b>Service:</b>		<b>Location:</b>	On Site
<b>Gas Provider:</b>	Nicor	<b>Service:</b>		<b>Location:</b>	On Site
<b>Electric Provider:</b>	Cornbelt	<b>Service:</b>		<b>Location:</b>	On Site
<b>AMPS:</b>	1000 KVA	<b>Phase:</b>	3		
<b>Low Volts:</b>	240	<b>High Volts:</b>	480		
<b>Telecom Provider:</b>		<b>Service:</b>		<b>Location:</b>	

**FACILITY INFORMATION**

<b>Truck Dock:</b>	0	<b>Size:</b>	N/A	<b>Parking:</b>	31
<b>Dock Levelers:</b>	N/A	<b>Capacity:</b>	N/A	<b>Surface Type:</b>	Rock
<b>Drive-In Doors:</b>	7	<b>Size:</b>	(3) 18'x20' (4) 14'x 20'	<b>Yard:</b>	8' Fence with 3 Strand barbwire
<b>Box Van Doors</b>	No			<b>Extra Land:</b>	
<b>Overhead Cranes:</b>	No	<b>Size:</b>	N/A N/A	<b>Additional Facility Information:</b>	
<b>Elevators:</b>	N/A				
<b>Heating:</b>	Radiant	<b>Men's Restroom:</b>	Yes	<b>TRANSPORTATION</b>	
<b>Cooling:</b>	Office	<b>Women's Restroom:</b>	Yes	<b>Interstate:</b>	.39 Miles to I-74
<b>Insulated:</b>	Yes	<b>Shower:</b>	No	<b>Rail:</b>	N/A
<b>Sprinklers:</b>	Yes	<b>Ventilation:</b>	Yes	<b>Barge:</b>	N/A
<b>Lighting:</b>	Metal Halide	<b>Compressed Air:</b>	Yes	<b>Airport:</b>	N/A
<b>Skylights:</b>	No				

**Comments**

Leased to Rivian Automotive, LLC through Dec 2024. Steel Frame Building with Metal Roof and Walls. Insulated and Heated Warehouse. 37,500 SF Warehouse; 4,260 SF Office. 9.66 Acre Rocked with an 8' Fence. (3) 18' x 20', (4) 14' x 20' Drive-In Doors. 1000 Amp, 3ph, 480 Volt Power Supply. 19' Eave Height . Fully Sprinkled. Excellent Access to I-74

**Listing Broker(s)**

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