# **Leased Warehouse for Sale**





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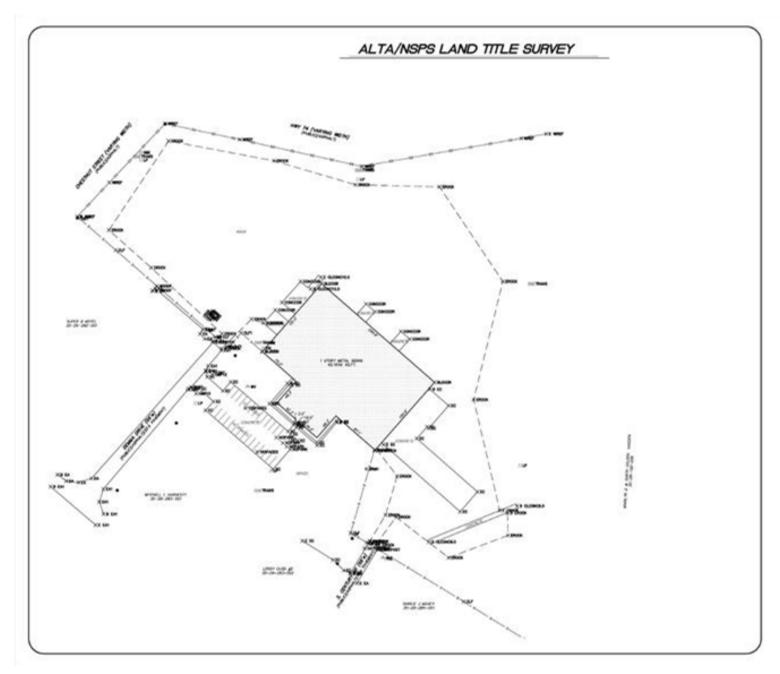














SHERRILL ASSOCIATES, INC.

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For (194) 1354-1971 for (1941) 626-4948

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A JOB NO. 21689-01

SHEET 2 OF 2



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 SFTotal Available:0 SFDirect Lease:41,760 SFSublease:0 SF

Office: Warehouse:

Min Divisible:41,760 SFMax Contiguous:41,760 SF

## **LAND MEASUREMENTS:**

 Acres:
 9.66

 Frontage:
 747 FT

 Depth:
 601 FT



### **PROPERTY INFORMATION:**

 Parcel No:
 30-29-283-003
 TIF:
 No
 Property Tax:
 \$43,555.08

 County:
 Other
 Enterprise Zone:
 No
 Tax Year:
 2021

County:OtherEnterprise Zone:NoTax Year:Zoning:L-1Foreign Trade Zone:No

Zoning By: City of LeRoy Survey: No

Industrial Park: Environmental: No

Prior Use: Truss plant Archaeological: No

#### STRUCTURAL DATA:

Year Built:2001Clearance Min:19'Style:MetalRehab Year:2022Clearance Max:Roof:Metal

Bay Spacing: Exterior: Metal

Floors: 1

Floor Type: Reinforced Concrete

Floor Thickness: 6"
Floor Drains: No



7 Demma Dr. LeRoy, IL 61752

**UTILITY INFORMATION** 

Water Provider: City of LeRoy City of LeRoy On Site Service: Location: On Site **Sewer Provider:** City of LeRoy Service: Location: Gas Provider: Nicor Service: Location: On Site **Electric Provider:** Cornbelt Service: Location: On Site

 AMPS:
 1000 KVA
 Phase:
 3

 Low Volts:
 240
 High Volts:
 480

Telecom Provider: Service: Location:

**FACILITY INFORMATION** 

Truck Dock: 0 Size: N/A Parking: 31

Dock Levelers: N/A Capacity: N/A Surface Type: Rock

Drive-In Doors: 7 Size: (3) 18'x20' (4) 14'x 20' Yard: 8' Fence with 3 Strand barbwire

Box Van Doors No

Overhead Cranes: No Size: N/A N/A Additional Facility Information:

Elevators: N/A

Heating:RadiantMen's Restroom:YesCooling:OfficeWomen's Restroom:YesInsulated:YesShower:No

Sprinklers: Yes Ventilation: Yes Lighting: Metal Halide Compressed Air: Yes

Lighting: Metal Halide Compr Skylights: 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

**TRANSPORTATION** 

Extra Land:

Interstate: .39 Miles to I-74

Rail: N/A Barge: N/A Airport: N/A

Listing Broker(s)

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