

**FOR SALE**

**1 Gemini Industrial Dr.  
Roxana, IL 62084**



**INDUSTRIAL INVESTMENT OPPORTUNITY**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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# AREA MAP

1 Gemini Industrial Dr. Roxana, IL 62084



## LOCATION OVERVIEW

Excellent Interstate access. Located in an Enterprise Zone. Existing tap to the city retention pond SW of the property is included (1.2 Acres). City is required to take on all run off in their pond. Culvert pipe has already been installed.



I-255



3 Phase  
Power

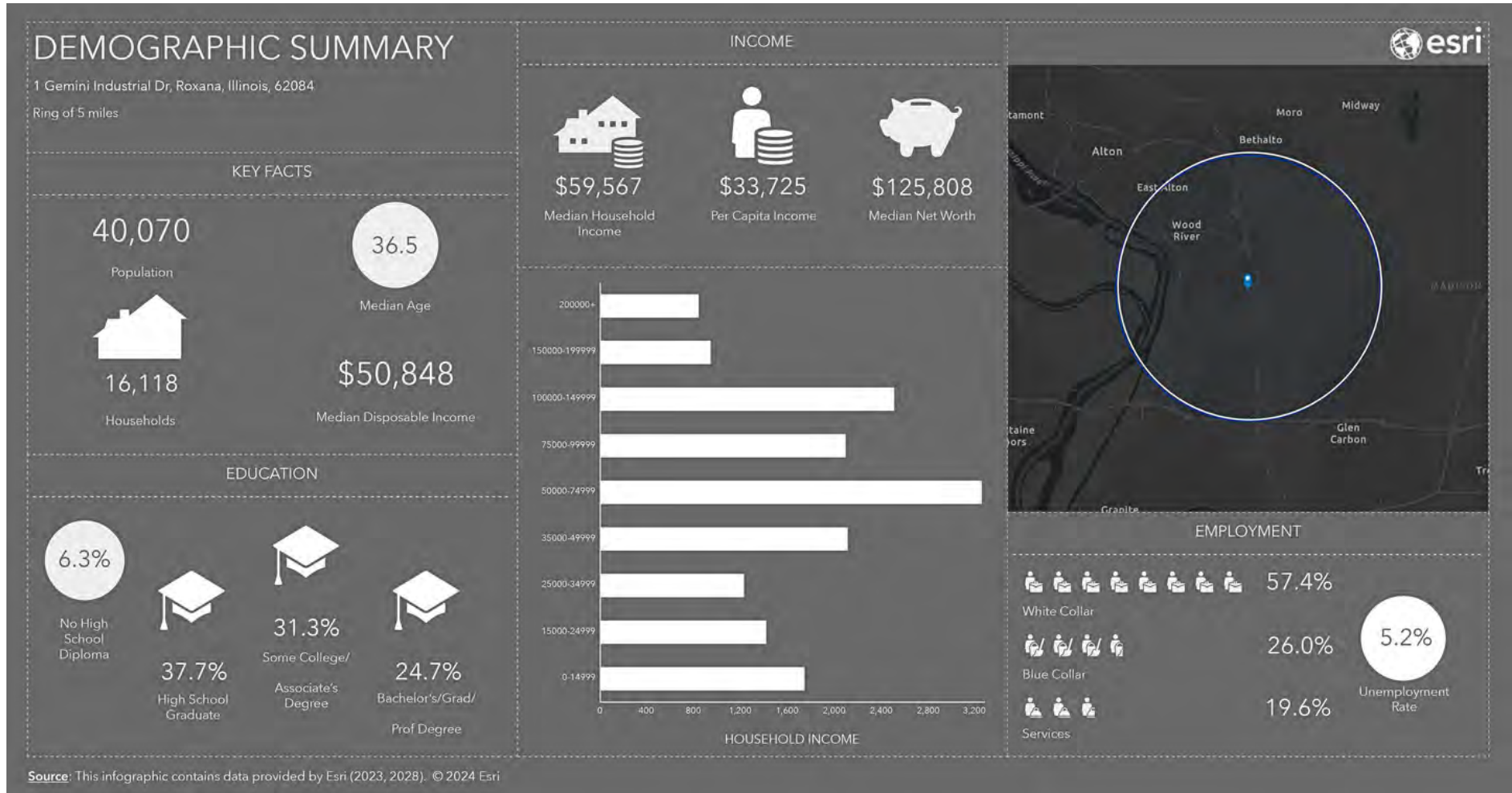
# EXPANDED AREA MAP

1 Gemini Industrial Dr. Roxana, IL 62084



# DEMOGRAPHIC SUMMARY

1 Gemini Industrial Dr. Roxana, IL 62084



## INCOME & EXPENSE

1 Gemini Industrial Dr. Roxana, IL 62084

### ANNUALIZED OPERATING DATA

**2023**

Base Rent: \$214,320

Taxes: Tenant Pays

Insurance: Tenant Pays

CAM: Tenant Pays

Utilities: Tenant Pays

Building Net Operating Income (NOI): \$214,320  
Building CAP Rate: 7.2%  
Building Purchase Price: \$2,980,000  
Additional 13 Acres: \$520,000; \$40,000/Acre

### LEASE ABSTRACT

- Single Tenant: NNN Lease
- Lease term: Under Negotiation
- Options period: Under Negotiation
- \$214,320 Year 1 NOI
- Bi-Annual rent bumps tied to published CPI
- High quality credit tenant

# PROPERTY PHOTOS

1 Gemini Industrial Dr. Roxana, IL 62084

- Tenant completed initial 5 year term and 2 year extension
- Additional 2 year extension is available- This is Gemini's North American Headquarters and have occupied since 1999 (Current owner sold the business in 2016).
- **Contact Broker for more information**
- \$17,860/MO NNN= \$214,320
- \$40,000/ Acre for remaining ground to be developed. Estimated 13 Acres=\$520,000
- Ideal for an owner/Investor/user who can construct additional warehousing at the site

DETACHED WAREHOUSE



INTERIOR PHOTO



# PROPERTY PHOTOS

1 Gemini Industrial Dr. Roxana, IL 62084

DETACHED WAREHOUSE



MAIN WAREHOUSE



MAIN WAREHOUSE

## ABOUT GEMINI INDUSTRIES

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### ABOUT GEMINI INDUSTRIAL

Gemini Line is proud to be an American manufacturer located in Roxana, IL. They specialize in the creation and decoration of custom, made to order, vinyl, high density foam and styrene products. These products include but are not limited to: Key tags, luggage tags, magnets, decals, beverage insulators to fit any size, air fresheners, flotation devices and so much more all without dye charges!

They have over 70 years of experience in the advertising specialty industry and boast a Union staff that few others in the industry can. They are centrally located in the Midwest, enabling fast shipment to any US destination and offer low minimums that help you get the order. If you are selling to the automotive, sports, financial or real estate markets, they can provide you with virtual representations of your customers artwork on custom shaped items that will help promote a business, encourage staff development, jump start new products or say thank you!

Gemini sells exclusively through a nation-wide network of Promotional distributors. If you need help finding a distributor in your area, Contact Gemini Industrial and they will connect you with a local distributor to help you order the items you need.



# INVESTMENT PROPERTY SUMMARY

#2870

1 Gemini Industrial Dr. Roxana, IL 62084

## PROPERTY AMENITIES::

- 14x12 OHD (3-Grade Level)
- 8x10 OHD (4-Declining Docks w/ Levelers and seals)
- 18x12 OHD (2-Grade Level)
- Floor Drains
- BOTH Men & Womens Resrooms
- Kitchen
- Survey

## STRUCTURAL DATA:

Year Built:	1999
Rehab Year:	2017
Building Class:	B
Clearance Min:	16'
Clearance Max:	22'
Roof:	Metal
Exterior:	Concrete, Metal, Steel
Floors:	2 (Office)
Signage:	None

## PROPERTY INFORMATION:

Parcel No:	18-1-14-01-000-002.003
County:	Madison
Zoning:	I-1 Industrial

## LAND MEASUREMENTS:

Acres:	16.19 AC
Frontage:	605 FT
Depth:	1183 FT
Topography:	Flat, Gentle slope to West

## FACILITY/UTILITY INFORMATION:

Heating/Cooling:	Main Office Heated & Cooled, Warehouse Heated
Parking:	60
Surface Type:	Asphalt
Prior Use:	Manufacturing & Distribution
Electric Provider:	Ameren Illinois
Gas Provider:	Ameren Illinois
Sewer Provider:	Village of Roxana
Water Provider:	Village of Roxana

## COMMENTS:

- 66,524 SF for (2) Buildings; Main Building is 41,524 SF of which 3,240 is Office and the Detached Building is 25,000 SF
- Buildings are in good condition with many capital improvements over the last 10 years including LED lighting, adding full climate control to main warehouse, new windows, and adding electric and plumbing to 1st addition warehouse.
- Capped floor drains (4) located in main warehouse.



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