

FOR SALE

**2028 W MAIN ST.
SALEM, IL 62881**



SINGLE TENANT NNN INVESTMENT PROPERTY

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INVESTMENT HIGHLIGHTS

High-Quality Tenant: The property is leased to a Tier 1 automotive supplier with a strong credit rating, providing stable and reliable income.

Long-Term Lease: The tenant has 10 years remaining on their lease, ensuring a consistent cash flow for the investor.

Rent Growth: The lease includes 2% annual rent increases, providing a hedge against inflation and increasing the property's value over time.

Absolute NNN Lease: All expenses covered by the tenant. Insurance, taxes, utilities, upkeep & maintenance.

PROPERTY HIGHLIGHTS

- The first phase of the building was constructed in 2023 with a steel frame and metal skin. The second phase of construction was completed in 2024.
- The facility has 8 docks and (3) 12'x14' drive in doors.
- The property has heavy power with 480V, 3ph, 5,600 amp electrical service.
- LED lighting with motion sensors.
- The entire building is protected with ESFR sprinklers
- The entire plant is air conditioned
- Compressors, dryers, airlines

IMPROVEMENTS INCLUDED WITH THE PROPERTY

2028 W Main St., Salem, IL

NORTH WAREHOUSE COMPRESSOR



SOUTH WAREHOUSE COMPRESSOR



EQUIPMENT DETAILS

- (2) Sullair - LS16009V with 985 SCFM capacity - VSD rotary screw air compressor
(1) in the North Warehouse and (1) in the South Warehouse
- (2) Sullair - SRV1000 refrigerated variable speed air dryer with 1000 SCFM capacity
(1) in the North Warehouse and (1) in the South Warehouse
- (2) 2560 gallon vertical compressed air receivers RT-U-2560G-150
(1) in the North Warehouse and (1) in the South Warehouse
- (9) RHEEM HVAC units servicing entire plant

PROPERTY PHOTOS

2028 W Main St., Salem, IL

EXTERIOR IMAGE



EXTERIOR IMAGE

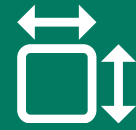
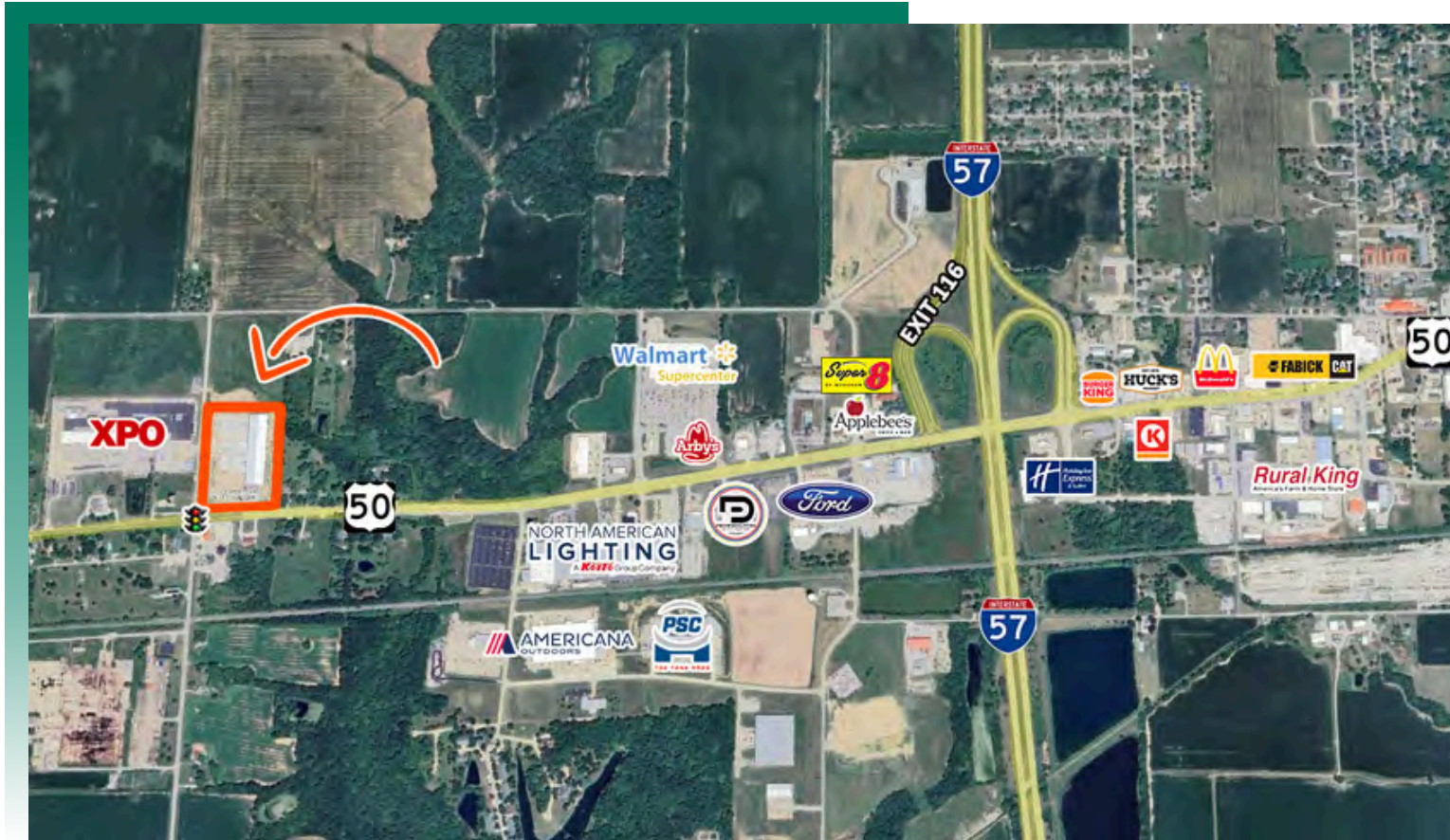


EXTERIOR IMAGE



AREA MAP

2028 W Main St., Salem, IL



FRONTAGE: 638'
DEPTH: 767'



I-57 (0.5 MILES)

EXIT

EXIT 116

LOCATION OVERVIEW

The property is located in Salem, IL. Salem is a city in South Central Illinois off of I-57 with a population of 7,000. Salem is the county seat for Marion County. It has a strong industrial manufacturing base with 17 manufacturing companies calling Salem home. The plant is 1/2 a mile from the interstate.

INDUSTRIAL PROPERTY SUMMARY

2028 WEST MAIN STREET

LISTING # 3037

LOCATION DETAILS:

Parcel #: 11-09-300-029
County: IL - Marion
Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 93,078
Office SF: 3,078
Warehouse SF: 90,000
Min Divisible SF: 93,078
Max Contig SF: 93,078
Lot Size: 11.24 Acres
Frontage: 638
Depth: 767
Parking Spaces: 241
Parking Surface Type: Concrete
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 2023
Renovated: 2024
Clear Ht Min: 21
Clear Ht Max: 28
Bay Spacing: 25' x 47'.9
Construction Type: Steel
Roof: 2023
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Throughout
AC: Throughout
Lighting: LED
Sprinklers: ESFR
Insulated: Yes
Ventilation: Yes
Compressed Air: Yes
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

Dock Doors: 8' x 10'
of Dock Doors: 8
Dock Levelers: Yes
Drive In Doors: 3
Drive In Door Size: 12' x 14'

TRANSPORATION:

Interstate Access: I-57 (1/2 Mile)
Airport Access: N/A
Rail Access: No
Rail Line: N/A
Rail Status: N/A

INDUSTRIAL PROPERTY SUMMARY PG 2

2028 WEST MAIN STREET

UTILITY INFO:

Water Provider:	City of Salem
Water Location:	On Site
Sewer Provider:	City of Salem
Sewer Location:	On Site
Gas Provider:	City of Salem
Gas Location:	On Site
Electric Provider:	Tri-County Electric
Electric Location:	On Site
Voltage Low:	240
Voltage High:	480
Amps:	5600
Phase:	3

TAX INCENTIVE ZONES:

TIF District:	Yes
Enterprise Zone:	Yes
Opportunity Zone:	No
Foreign Trade Zone:	No

FINANCIAL INFORMATION:

Taxes:	\$645.00
Tax Year:	2023



SALE/LEASE INFORMATION:

NOI:	\$790,000
CAP Rate:	6.1 %
Sale Price:	\$12,950,000
Price / SF:	\$139.13
Lease Term:	10 Years
Annual Rent Increases:	2%

Property Description

93,078 SF single tenant absolute NNN investment property. The first phase of the building was constructed in 2023 with a steel frame and metal skin. The second phase of construction was completed in 2024. The facility has 8 docks and (3) 12'x14' drive-in doors. The property has heavy power with 480V, 3ph, 1,200 amp electrical service. The lighting is all LED lighting with motion sensors. The entire building is protected with ESFR sprinklers. The entire plant is air conditioned with (9) Rheem air handling units. There are two complete air compressor circuits serving the two different sections of the plant. Each circuit has an air compressor with a dryer, receiving tank and compressed airlines throughout the plant. These items will remain with the building and are not considered tenant's property. Tenant is responsible for all upkeep and maintenance of the equipment.