

FOR SALE

115 Executive Dr.
Highland, IL 62249



(NNN) - LEASED INVESTMENT - SALE PRICE: \$2,150,000 - CAP RATE: 8.36%

BARBERMURPHY

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

PROPERTY SUMMARY

Nutreco (Parent Company) North American Headquarters 12,827 SF Building on 2.1 Acres
Legacy tenant, recently extended lease term
Tenant recently invested in R&D facilities in the immediate area

Nutreco expansion

AREA'S MAJOR EMPLOYERS

NAME	# OF EMPLOYEES
Scott Air Force Base	13,000
Basler Electric	440
Cooper B-line	400
Highland Supply	323
HSHS St. Joseph Hospital	300

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,295	12,852	16,875
HH INCOME	\$57,111	\$73,179	\$78,819

AREA MAP

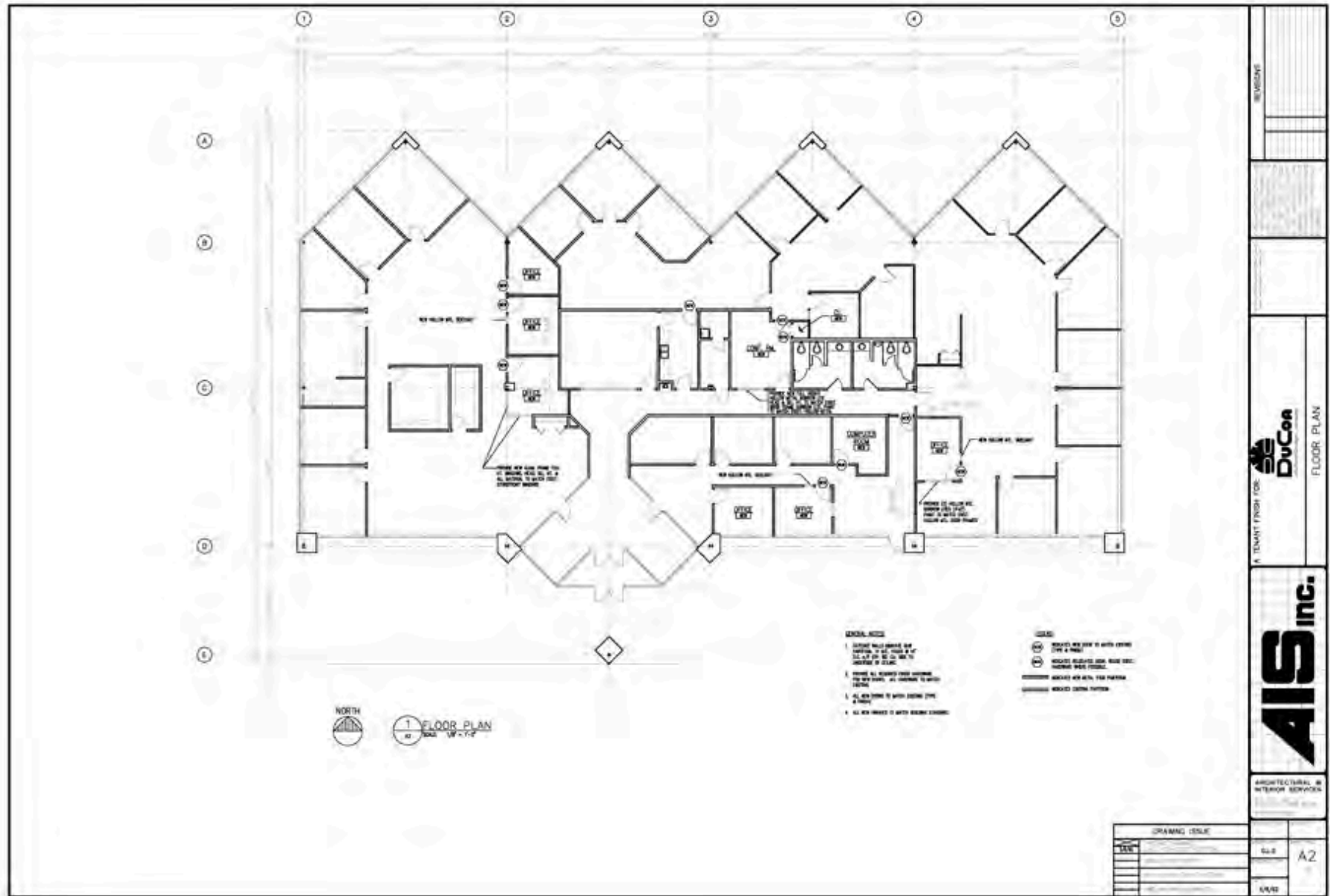
115 Executive Dr., Highland, IL



Highland is known for a strong sense of community spirit, pride, and engagement as evident in the number of community organizations, indoor & outdoor venues, park lands, and community involvement. The City of Highland is committed to supporting local businesses. They also operate a municipally owned fiber optic cable network with some of the highest speed connectivity in the area.

- Business friendly, several build ready sites, affordable city-owned utilities, incentives available, trained workforce.
- Located in heart of Midwest, proximity to St. Louis (30 miles east), and within 500 mile radius of ten major U.S markets.
- Accessibility to two major highways (I-70 and I-55), Class one rail bisects through city, four airports less than an hour away, 2 ports within 60 miles.

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*Not to scale

PROPERTY PHOTOS

115 Executive Dr., Highland, IL



INVESTMENT PROPERTY SUMMARY

115 EXECUTIVE DRIVE

LISTING # 2431

PROPERTY INFO:

Tenants/Units: 1
Parcel #: 02-2-18-32-00-000-033; 034
County: IL - Madison
Zoning: C-3 Highway Business

STRUCTURAL DATA:

Year Built: 1989
Yr Renovated: 2016
Floors: 1
Roof: Shingle

FACILITY INFO:

Parking Spaces: 58
Elevator: N/A
Heating: Yes
Cooling: Yes

LAND MEASUREMENTS:

Acres: 2.10 Acres
Frontage: 254
Depth: 396.53

PROPERTY DESCRIPTION:

Single tenant office building with long term tenant. Recently signed a five year extension through 12/31/29. Triple-net lease structure where tenant pays all utilities, maintenance and taxes. LED lighting installed 2018. Landlord responsible for roof and structure. Lot 3 RE tax bill is \$265.60



SALE INFORMATION:

Sale Price: \$2,150,000
CAP Rate: 8.36 %
NOI: \$179,735

INCOME:

Total Income: \$179,735

EXPENSES:

Total Expenses: \$265.60