



FOR LEASE | **500,000 SF**
301 W KERRICK ROAD | **NORMAL, IL**
KURT JENSEN 262-308-0008 | KURT@PHOENIXINVESTORS.COM



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PROPERTY HIGHLIGHTS



AT THE INTERSECTION
OF I-39, I-55, AND I-74;
VISIBLE FROM I-39



EXPANDABLE
TO 1,000,000 SF



CROSS DOCK
CAPABILITY



TWO HOURS TO CHICAGO,
ST. LOUIS, INDIANAPOLIS



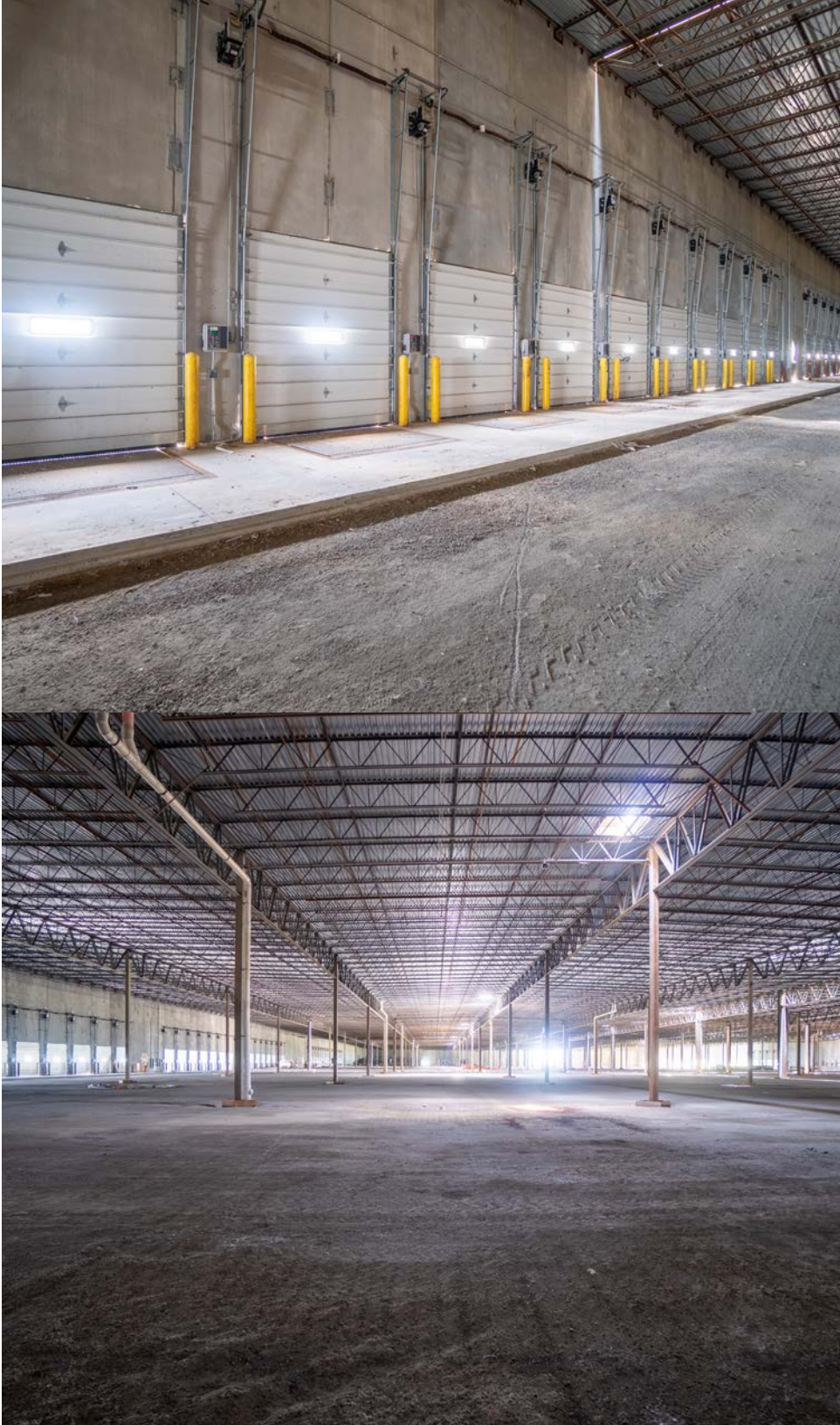
ONE HOUR TO
SPRINGFIELD AND
PEORIA



PROPERTY DETAILS

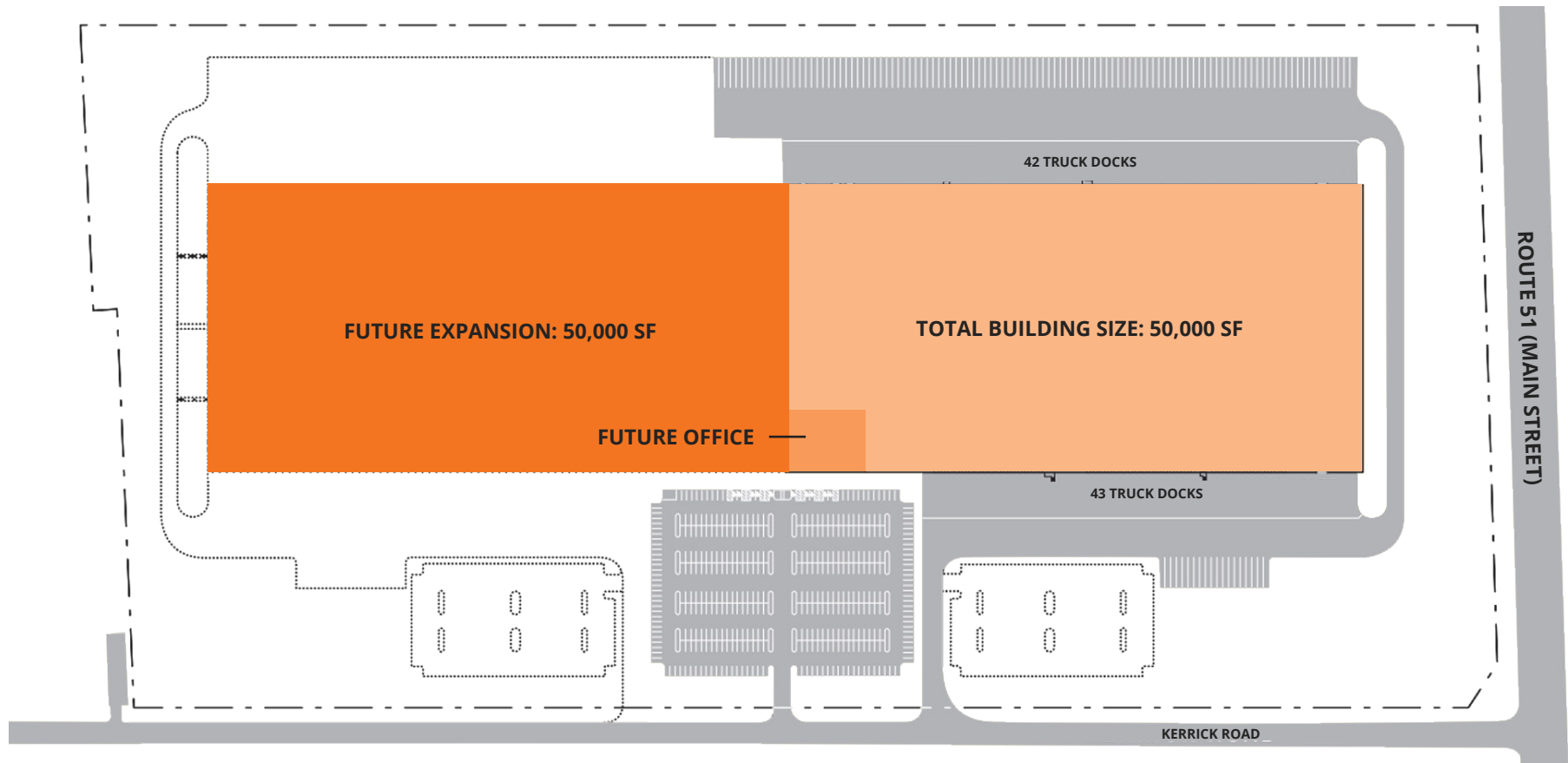
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BUILDING SIZE	500,000 SF (expandable to 1,000,000 SF)
AVAILABLE SPACE	500,000 SF (expandable to 1,000,000 SF)
MINIMUM DIVISIBLE	100,000 SF
FLOORS	1
DOCK DOORS	85
DRIVE-IN DOORS	5
CROSS DOCKS	Yes
CLEAR HEIGHT	30'
COLUMN WIDTH/DEPTH	50' x 60'
ROOF	TPO
WALLS	Masonry
FLOORS	6" - 8" Reinforced Concrete
YEAR BUILT	2011 Year Finished: 2020
FIRE SUPRESSION	100% ESFR
LIGHTING	LED
POWER	Heavy
PARKING	396 Surface Spaces 125 Trailer Spaces
LAND AREA	68.9 Acres
ZONING	M2: Industrial
PARCEL ID	14-09-400-040



SITE & FLOOR PLAN

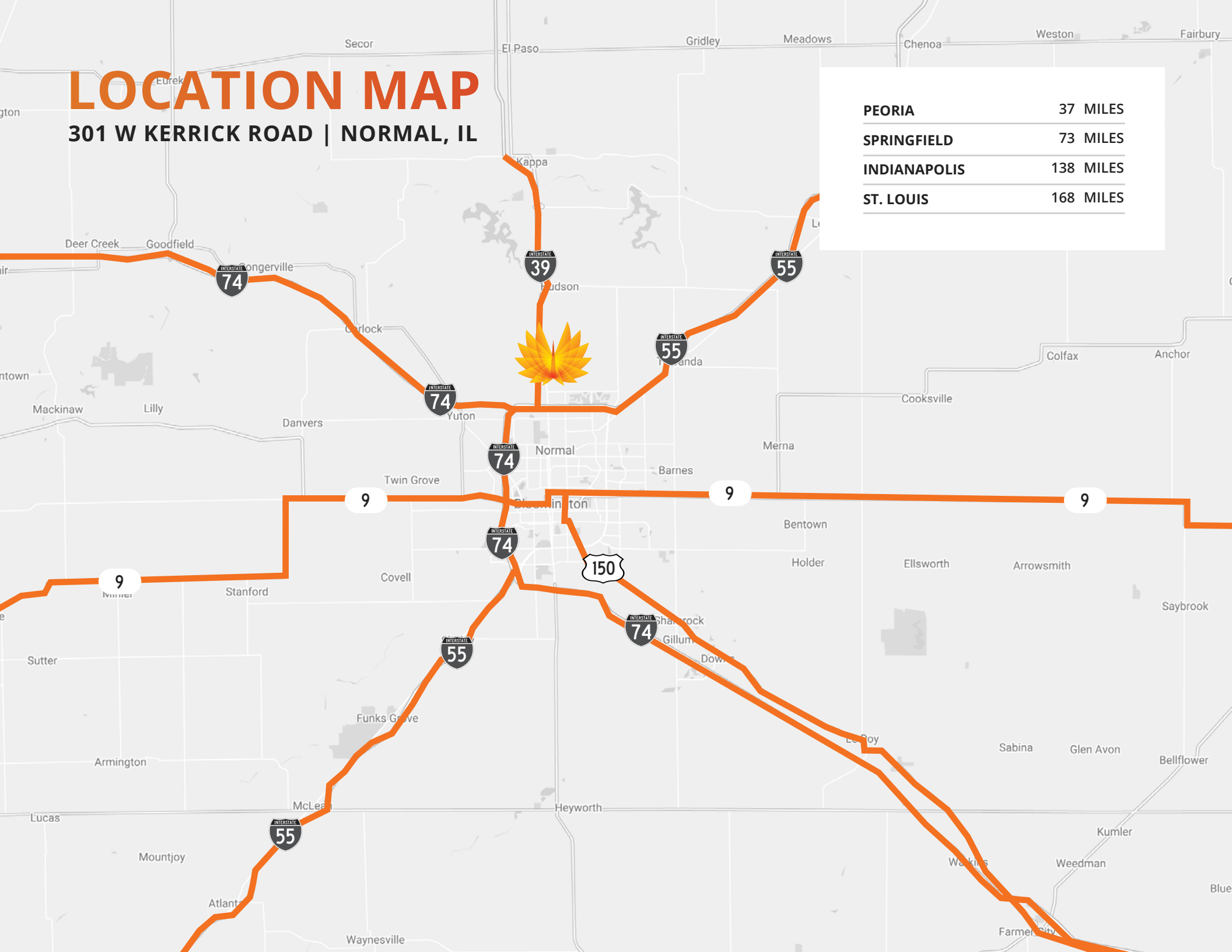
301 W KERRICK ROAD | NORMAL, IL



LOCATION MAP

301 W KERRICK ROAD | NORMAL, IL

PEORIA	37 MILES
SPRINGFIELD	73 MILES
INDIANAPOLIS	138 MILES
ST. LOUIS	168 MILES





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