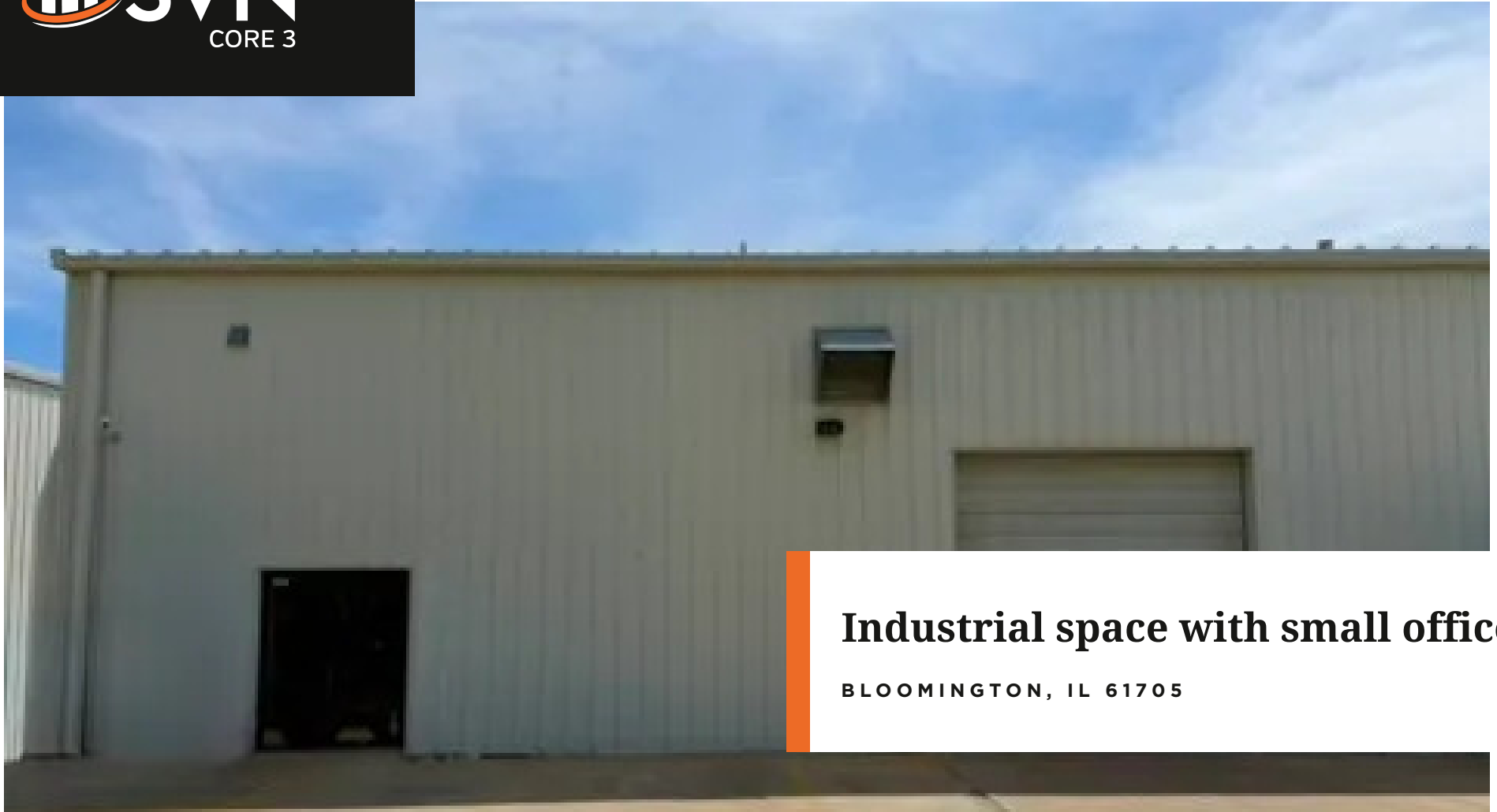




3 Quest Drive, Unit 204



Industrial space with small office

BLOOMINGTON, IL 61705

PRESENTED BY:

JILL SPRATT

O: 309.590.7900 x302

jill.spratt@svn.com

PROPERTY SUMMARY

3 QUEST DRIVE, UNIT 204

3 QUEST DRIVE, UNIT 204
BLOOMINGTON, IL 61705

OFFERING SUMMARY

LEASE RATE:	\$8.85 per square foot/year
BUILDING SIZE:	20,000 SF
AVAILABLE SF:	5,000
LOT SIZE:	13.05 Acres



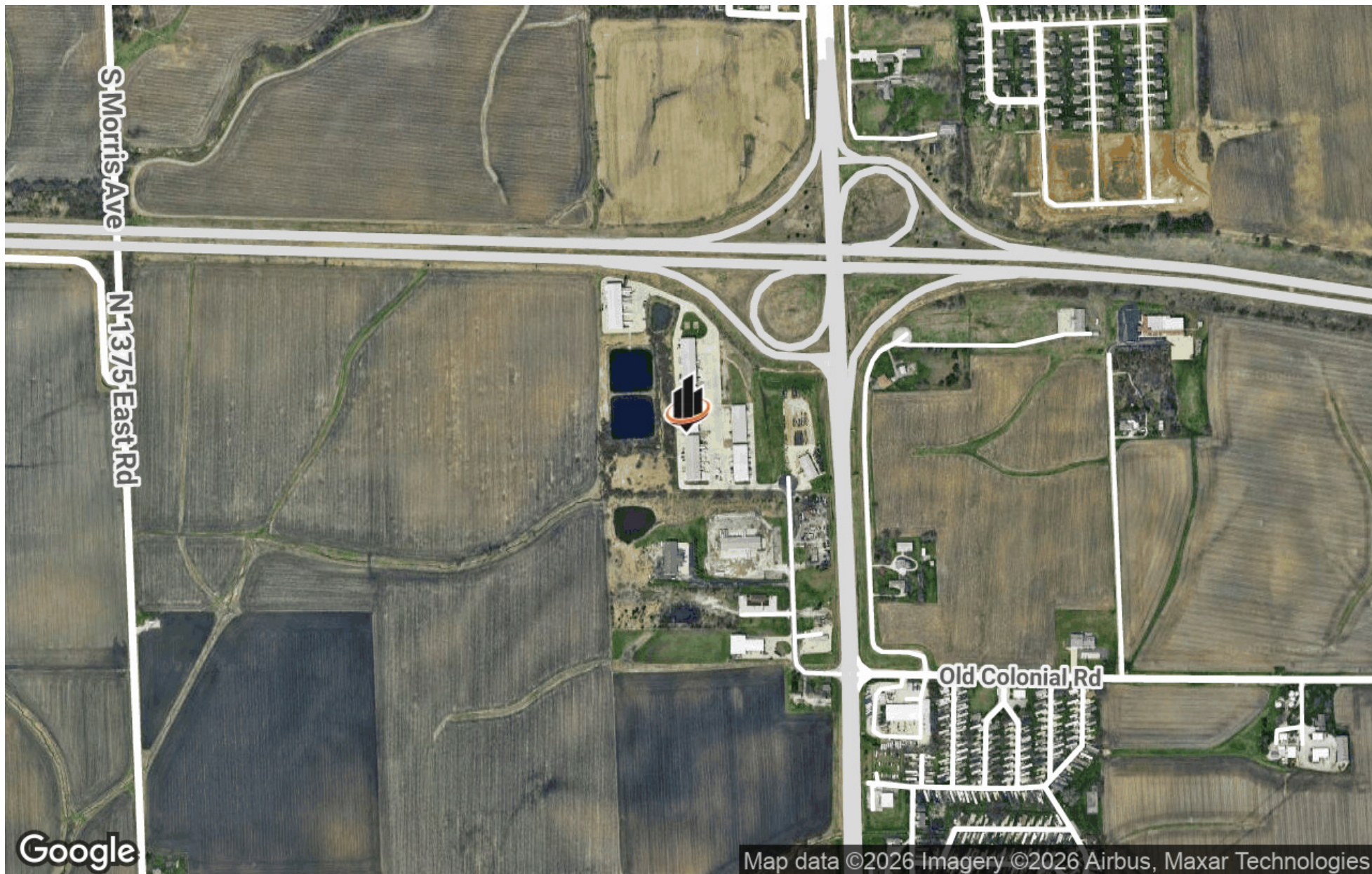
PROPERTY SUMMARY

This 5,000 square foot warehouse offers the ideal combination of functionality and convenience. Featuring one dock door and one drive-in door, the building is well-suited for distribution, light manufacturing, or storage. The layout provides flexible space planning, while the office area, breakroom and two restrooms add everyday convenience for operations. Located just minutes from interstate access, this highly desirable industrial park ensures efficient transportation and logistics. A flexible, practical, and well-located space ready to meet the needs of your growing business. Call today for a showing!

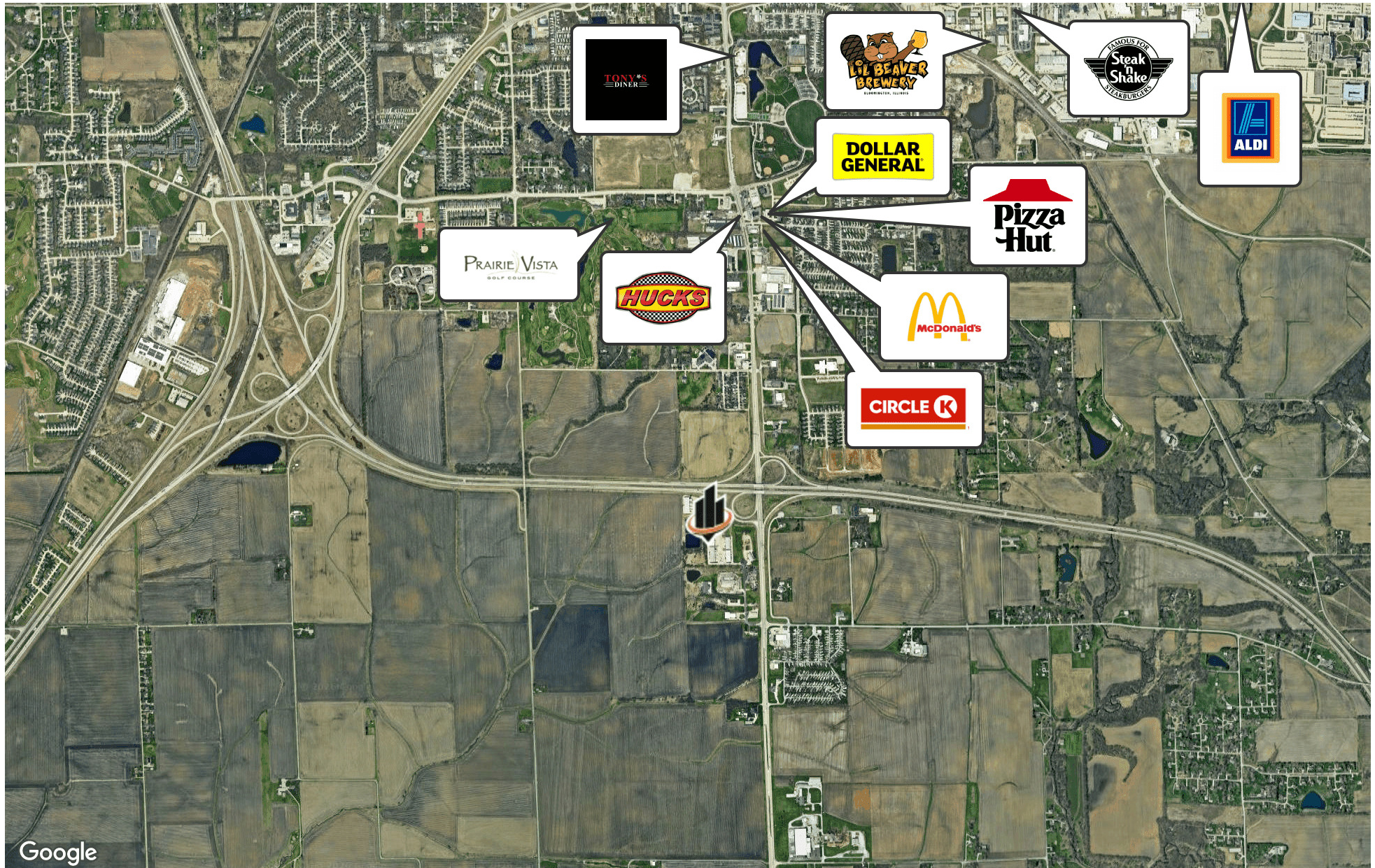
PROPERTY PHOTOS



AERIAL MAP



RETAILER MAP



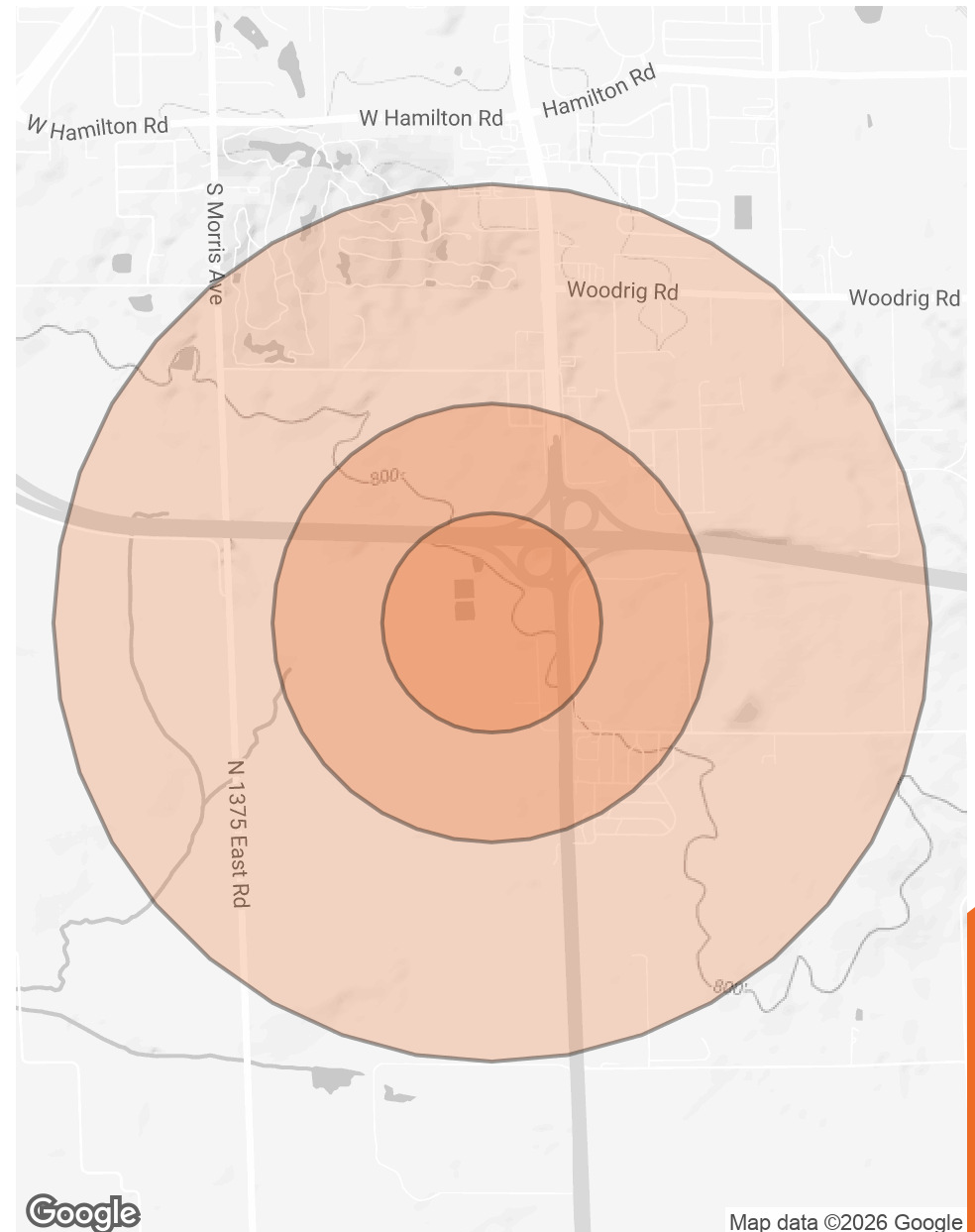
Google

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	33	211	1,203
AVERAGE AGE	51.4	51.6	50.4
AVERAGE AGE (MALE)	49.1	46.2	45.1
AVERAGE AGE (FEMALE)	51.0	52.8	51.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	14	97	579
# OF PERSONS PER HH	2.4	2.2	2.1
AVERAGE HH INCOME	\$118,423	\$103,012	\$90,204
AVERAGE HOUSE VALUE	\$309,116	\$227,373	\$150,653

2023 American Community Survey (ACS)



MEET THE ADVISOR



JILL SPRATT

Advisor

jill.spratt@svn.com

Direct: **309.590.7900 x302** | Cell: **217.722.3584**

PROFESSIONAL BACKGROUND

Jill was born in Illinois and has lived in Central Illinois most of her life. She also lived in Oregon for 10 years during her school years. Jill has over 25 years of experience with client relations, customer service, leadership, event planning, and project management. She is a problem solver, effective communicator, relationship builder, and has strong interpersonal skills.

Before working at SVN Core 3, Jill had the experience of working with the SVN Core 3 team firsthand through her former employer. She explains, "The company I worked for moved to a new commercial building, and the new space required an extensive renovation." Jill got to know the team well during this time and said, "The professionalism, efficiency, and attention to detail that the team upheld throughout the entirety of the project was top-notch."

Because of the lasting impression SVN Core 3 made on Jill, she joined the team as a Commercial Property Manager in February of 2020.

Jill's favorite part of her position is the long-term relationships she builds with tenants, owners, and clients. She also enjoys the search for the perfect property fit for her clients. In addition to her role as our Commercial Property Manager, Jill is a licensed Real Estate Broker with a primary focus on Industrial and Land.

Jill and her husband Bob together have 3 children. They enjoy spending time with family, friends and their yellow lab Bonnie.

SVN | Core 3

1707 E Hamilton Rd., #1A
Bloomington, IL 61704

DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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BLOOMINGTON, IL 61704



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