

1500 Fort Jesse Rd.  
1500 Fort Jesse Rd | Normal, IL | US | McLean County  
Available SF: 323,666



Building Type:	Industrial
Available SF:	323,666
Total SF:	323,666
Year Built:	1974
Last Updated:	Feb 27, 2025

Economic Development Contact

Casey Peterson  
B-N Economic Development Council  
200 W. College Avenue, Suite 402  
Normal, IL 61716  
(309) 452-8437 | casey@bnedc.org

Realtor/Owner Contact

Jill Spratt  
| jill.spratt@svn.com

Property and Area Description

Embrace a prime investment opportunity by adding 1500 Fort Jesse Rd. in Normal, IL to your portfolio. The building is approximately 323,666 sq ft and offers 38 dock doors and 2 drive-in bays. This industrial investment offers cross docking capabilities for optimizing transporation-related logisitics. This property is fully occupied with long standing tenants. Centrally located between Chicago, St Louis and Indianapolis, this site has close interstate access for seamless distribution. Tenant 1 occupies approximately 18,190 newly renovated office space while Tenant 2 occupies the remaining approx. 300k square feet of the industrial warehouse space. Situated on a 32.14 acre lot with ample parking and presents easy maneuvering for semis and delivery vehicles. Located between the bustling Veterans Parkway and N. Towanda Ave. in Normal. Close proximity to interstate access.

Population

	145,726	179,399	277,238
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	61,071	74,592	114,609
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Rail Served: Yes  
Rail Served By: Union Pacific Railroad  
Rail Accessible: Yes  
Rail Infrastructure in Place: Unknown  
Rail Contact: Ryan Wee  
Rail Contact Phone: 262-277-8725  
Rail Contact Email: rwwee@up.com