

# TEUTOPOLIS INDUSTRIAL CENTER

KO-LINKS LLC

**UPLAND**  
REAL ESTATE GROUP, INC.

515 W Main Street  
Teutopolis, IL 62467  
For Sale or For Lease

**\$1,000,000 PRICE REDUCTION**

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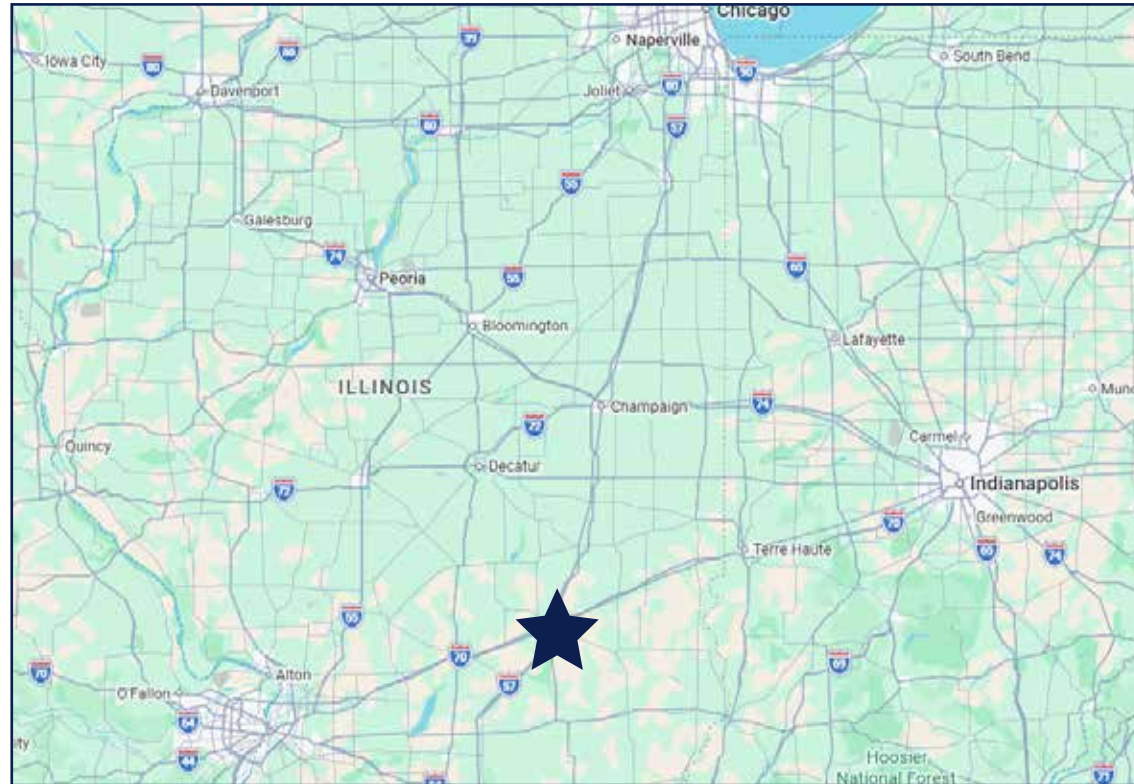
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*Look Upland. Where Properties  
& People Unite!*

IL Designated  
Broker & Project Broker of Record

KO-LINKS LLC

|                        |                            |
|------------------------|----------------------------|
| <b>ADDRESS</b>         | 515 W Main Street          |
| <b>CITY, STATE</b>     | Teutopolis, IL 62467       |
| <b>SPACE AVAILABLE</b> | 90,000 SF                  |
| <b>LOT SIZE</b>        | 7.69 AC                    |
| <b>SALE PRICE</b>      | \$2,900,000                |
| <b>LEASE RATE</b>      | \$3.75 PSF NNN             |
| <b>YEAR BUILT</b>      | 1966                       |
| <b>COUNTY</b>          | Effingham                  |
| <b>ZONING</b>          | TM - Teutopolis Industrial |

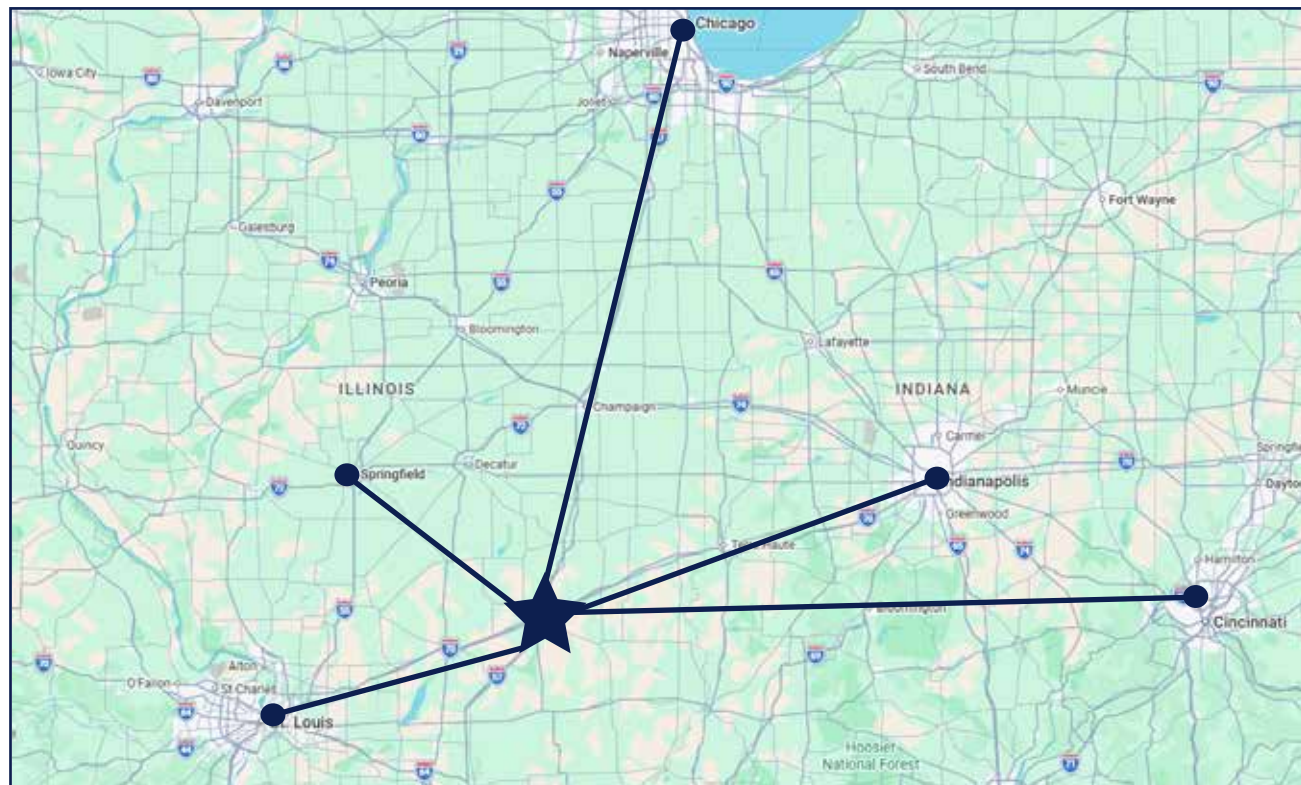
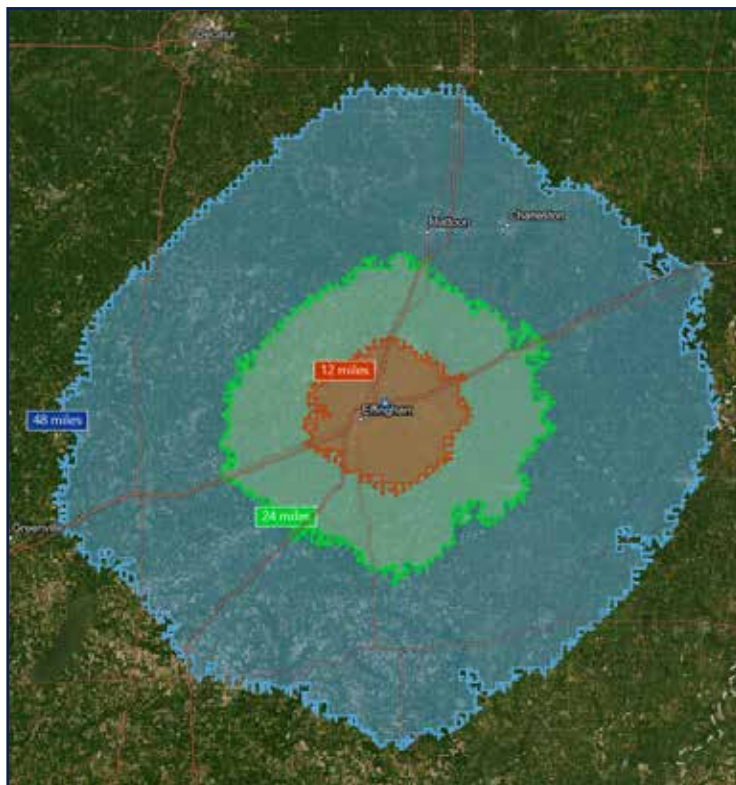


### HIGHLIGHTS

- Large scale industrial facility available for sale or lease
- Designed for manufacturing, processing, or bulk storage operations
- Efficient site size supporting truck access and yard use
- Ideal for equipment-driven or production focused users
- Average household income of \$124,658 in a 3-mile radius

| 2026<br>DEMOGRAPHICS         | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|------------------------------|---------------|---------------|---------------|
| <b>POPULATION</b>            | 1,708         | 5,009         | 16,374        |
| <b>MEDIAN AGE</b>            | 37.1          | 38.9          | 39.8          |
| <b>MEDIAN HH<br/>INCOME</b>  | \$101,053     | \$102,037     | \$76,656      |
| <b>AVERAGE HH<br/>INCOME</b> | \$123,533     | \$130,984     | \$98,365      |





## Distances

|                  |           |
|------------------|-----------|
| Springfield, IL  | 85 Miles  |
| St. Louis, MO    | 100 Miles |
| Indianapolis, IN | 130 Miles |
| Chicago, IL      | 210 Miles |
| Louisville, KY   | 195 Miles |

| 2025<br>DEMOGRAPHICS | 12-MILE DRIVE<br>TIME | 24-MILE DRIVE<br>TIME | 48-MILE DRIVE<br>TIME |
|----------------------|-----------------------|-----------------------|-----------------------|
| POPULATION           | 26,935                | 55,733                | 222,764               |
| MEDIAN HH INCOME     | \$81,593              | \$78,486              | \$69,315              |
| AVERAGE HH<br>INCOME | \$103,796             | \$96,664              | \$87,574              |
| MEDIAN AGE           | 40.7                  | 42.2                  | 41.9                  |
| MEDIAN HOME<br>VALUE | \$232,579             | \$199,270             | \$163,817             |

### 1) Village of Teutopolis Incentives

a) The Village manages two primary Tax Increment Financing (TIF) districts. TIF funds are used to offset the costs of private development that benefits the community.

1. TIF Districts: \* West Main Street TIF District

\* Central TIF District

2. Eligible Costs: Companies can apply for reimbursement for “redevelopment project costs,” which often include:

\* Land acquisition and site preparation.

\* Rehabilitation or renovation of existing buildings.

\* Infrastructure improvements (sewers, water lines, roads).

\* Professional fees (legal, engineering, and architectural).

3. Application Process: Private developers must submit an application to the Village Board for approval before the project begins.

### 2) Effingham County Incentives

a) The location is in the TIF district, but not currently in the Effingham County Enterprise Zone. The zone can be expanded, usually project driven.

NOTE: You cannot “double-dip” by using both Property Tax Abatements and TIF on the same parcel of land. Usually, if a property is in a TIF district, the TIF benefits take precedence over the Enterprise Zone property tax abatement.

b) Effingham Regional Growth Alliance (ERGA): This entity provides access to a Revolving Loan Fund for fixed assets or working capital and can help coordinate customized workforce training through Lake Land College.

### 3) State of Illinois Incentives

a) The Illinois Department of Commerce and Economic Opportunity (DCEO) offers several “spotlight” programs for companies relocating to the state.

#### 1. High-Impact Tax Credits

\* EDGE Program (Economic Development for a Growing Economy): Provides annual corporate income tax credits equal to a percentage of the state income tax withheld from the salaries of new employees. This is the state’s primary tool for competing with other states for relocation projects.

\* Advancing Innovative Manufacturing (AIM) Tax Credit: A newer 2026-focused credit offering up to 7% credit on capital investments (minimum \$10M) for companies modernizing or automating manufacturing processes.

#### b) Workforce & Infrastructure

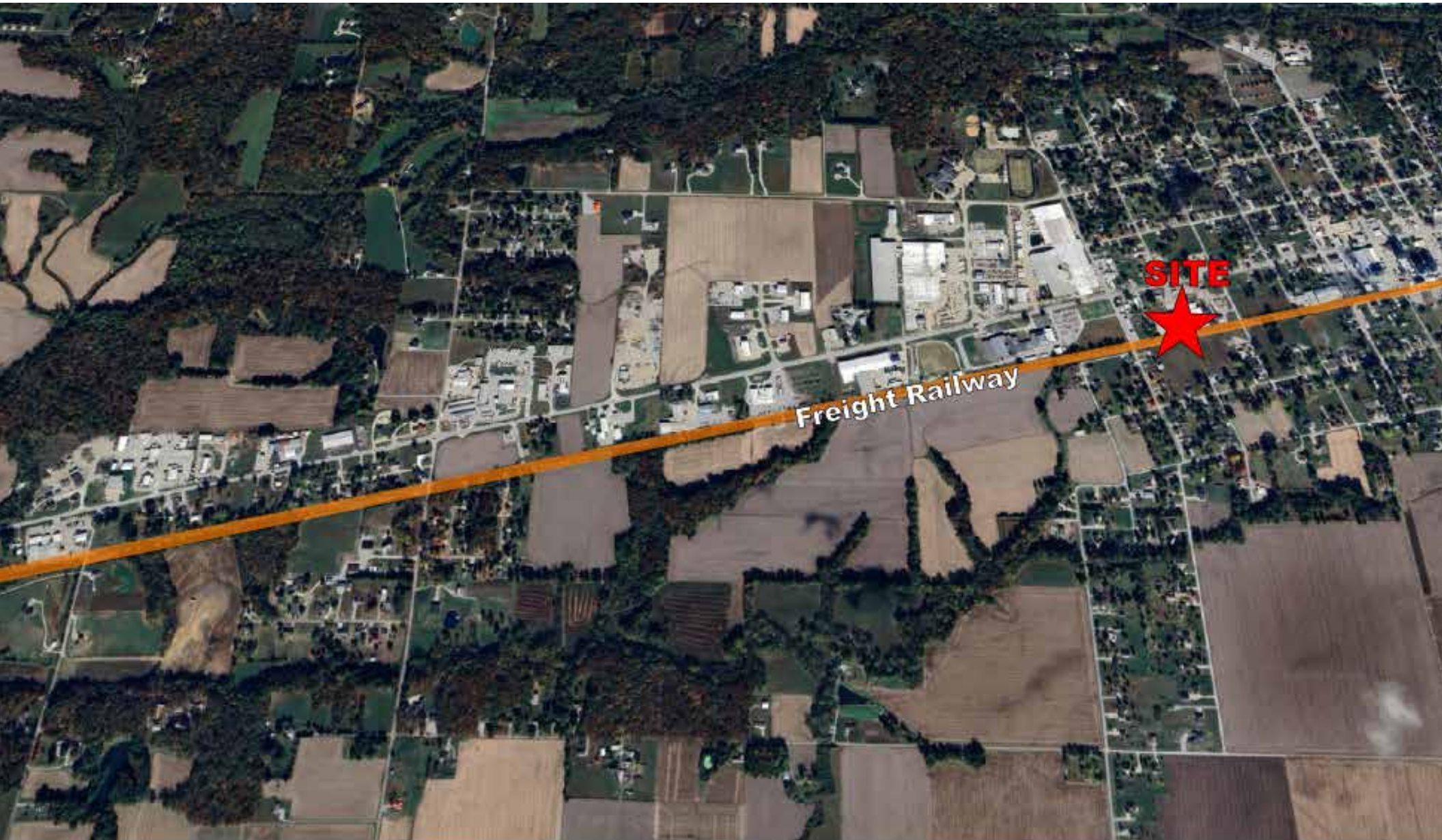
\* Illinois Works/Apprenticeship Credits: Tax credits of up to \$3,500 per apprentice for companies that invest in qualified training programs.

\* Prime Sites Capital Grant: Large-scale grants for companies making significant capital investments that commit to major job creation.

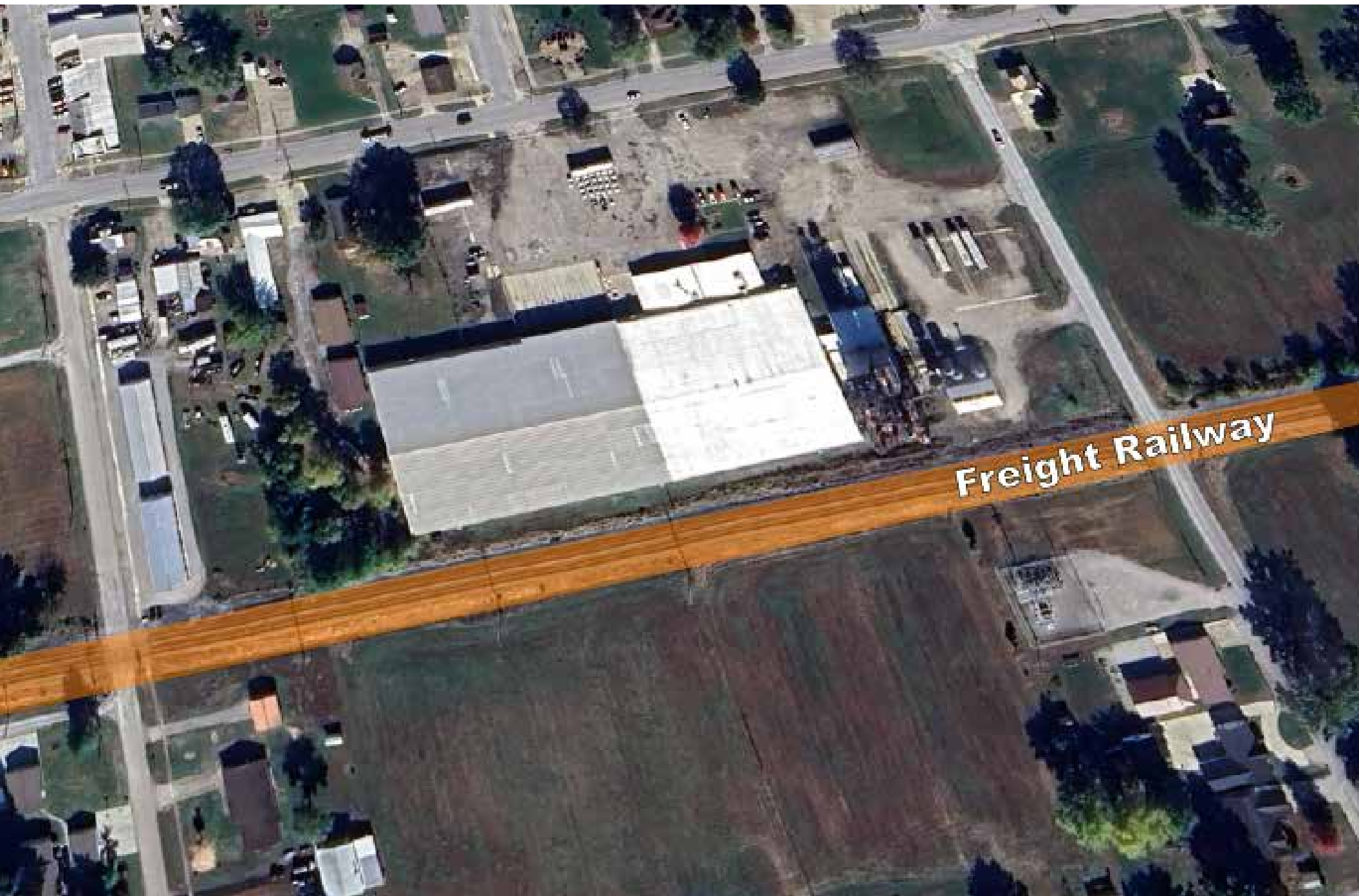




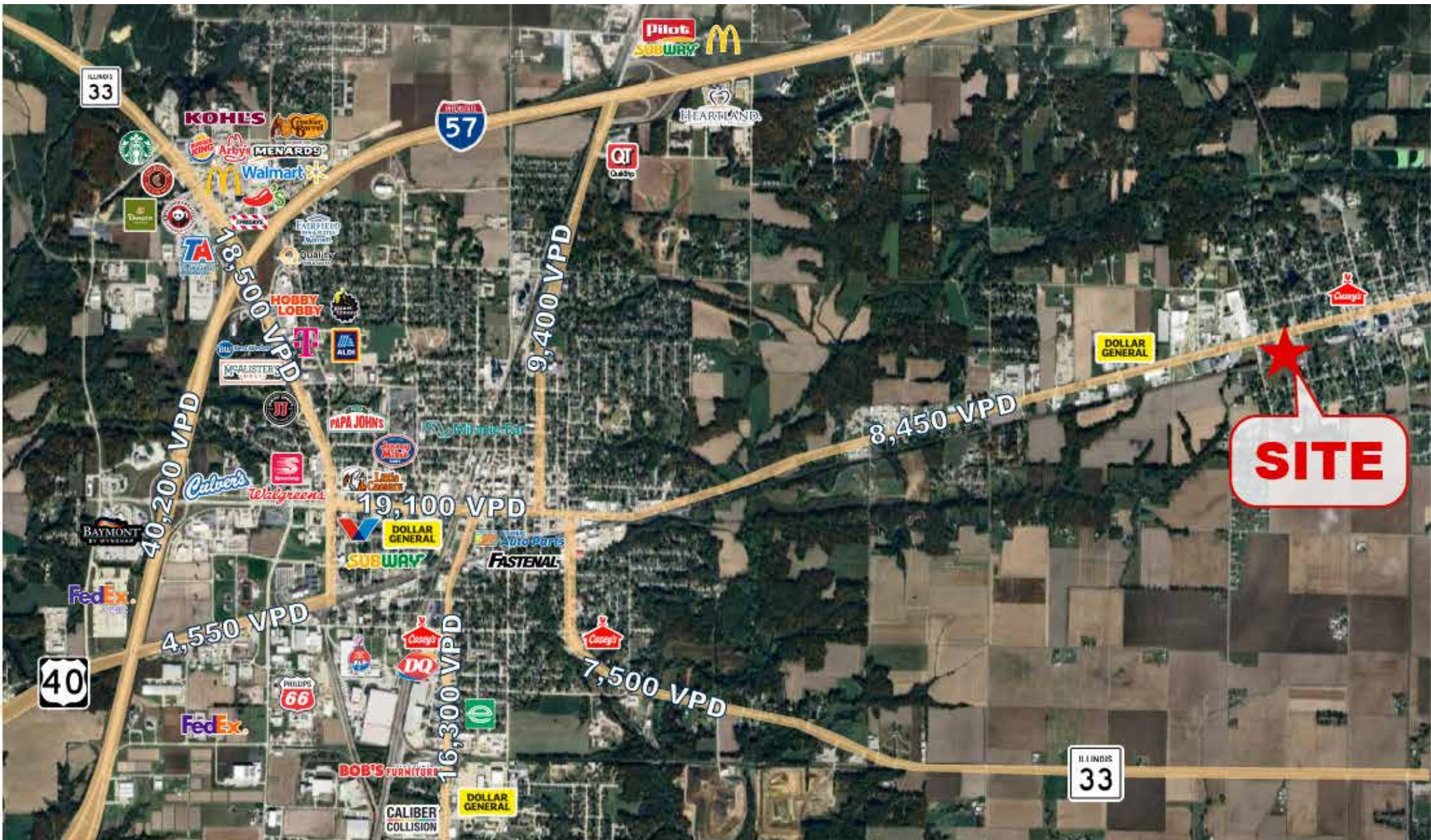






























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