

# FERRARA PAN CANDY CO. INC.

7301 HARRISON STREET FOREST PARK, IL



Cushman and Wakefield Industrial Advisory Group has been retained by ownership as its Exclusive Advisor in the sale of 7301 Harrison Street in Forest Park, IL. Totalling 257,935 SF, the building will be leased by Ferrara Candy Company Inc. (the Company) now owned by Ferro with a Moody's debt rating of B2 under a six year net lease. Located on the Eisenhower Expressway The building is centrally located within the Chicago Metropolitan area with close proximity to O'Hare International Airport and Downtown Chicago. The offering provides investors with the opportunity to acquire a corporate headquarters warehouse facility with a 6-year income stream and a future Industrial development site.

## PROPERTY SNAPSHOT



**257,935**  
TOTAL SIZE



**1**  
NUMBER  
OF BUILDINGS



**1930**  
YEAR BUILT



**100%**  
LEASED



**Ferrara Candy Company Inc.**  
TENANT

## INVESTMENT TERMS



**6 Years**  
TERM

Lease expires 6/30/2031



**\$3.16/SF**  
RENT



**3%**  
ANNUAL  
ESCALATIONS



**\*Net**  
STRUCTURE

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