



DEVELOPMENT OPPORTUNITY

Area Demographics

DEMOGRAPHIC	1 MILE	3 MILES	5 MILES
Total Current Population	3,813	31,626	115,656
Average Household Income	\$62,223	\$108,492	\$142,249
Median Home Value	\$233,389	\$286,103	\$337,637
Blue Collar Employees	351	8,489	23,010

2023 Daily Traffic Counts

ROADWAY	CARS PER DAY	TRUCKS PER DAY
Roosevelt Road	29,200	2,750
Fabyan Parkway	8,800	

For more information, please contact:

Michael Fonda, SIOR
 Principal, Industrial Services
 michael.fonda@avisonyoung.com
 +1 847 420 3228

Brian Colson
 Principal, Industrial Services
 brian.colson@avisonyoung.com
 +1 312 259 1577

Brian Pomorski
 Principal, Industrial Services
 brian.pomorski@avisonyoung.com
 +1 708 912 2807

POTENTIAL LAYOUT: 1 BUILDING



Building Highlights

Total Building SF:	114,400
Available SF:	114,400
Office SF:	To Suit
Ceiling Height:	32'
Exterior Docks:	56
Drive-in Doors:	2
Auto Parking:	120 Spots

POTENTIAL LAYOUT: 2 BUILDINGS



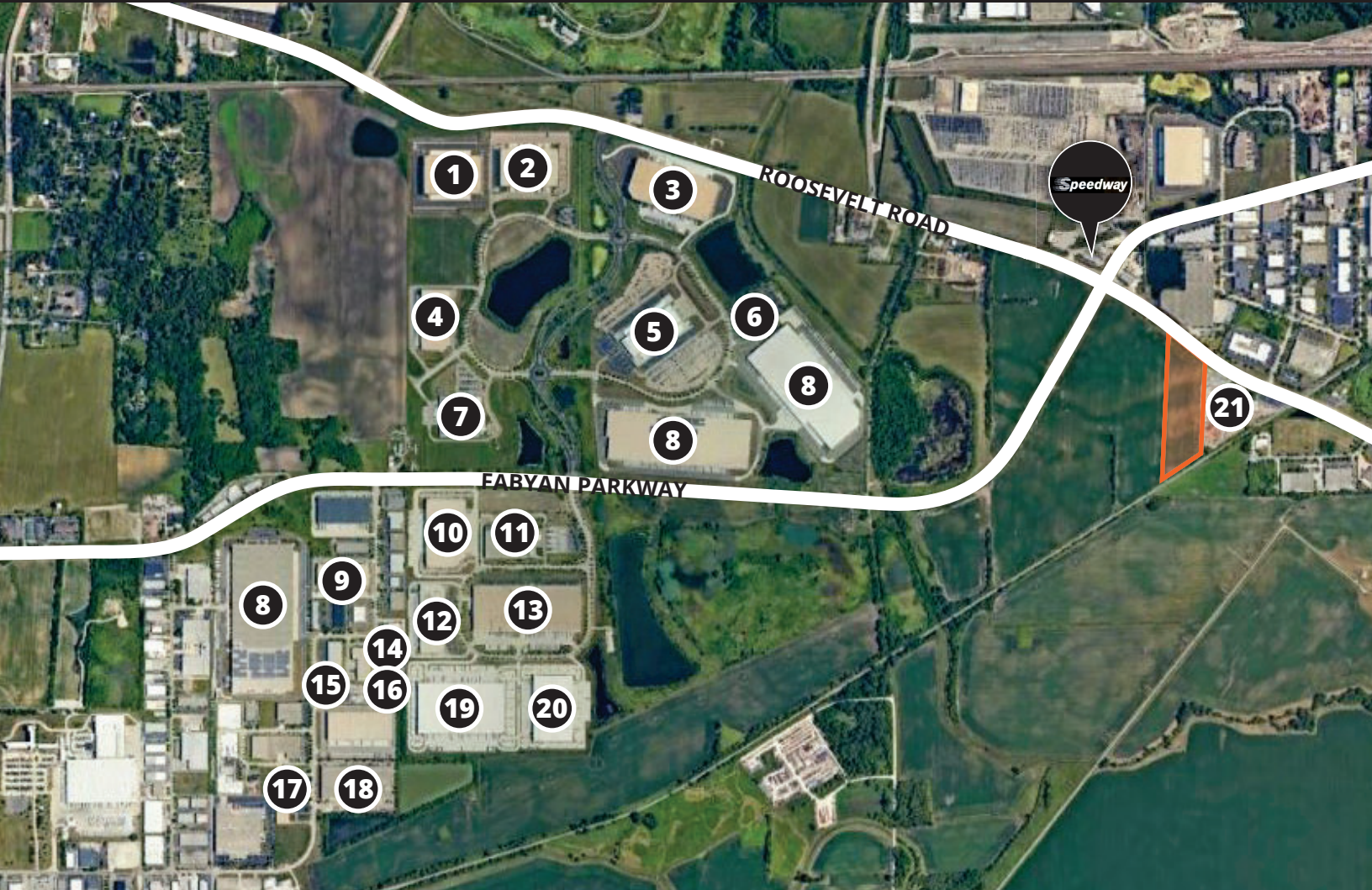
Building 1 Highlights

Total Building SF:	65,000
Available SF:	65,000
Office SF:	To Suit
Ceiling Height:	32'
Exterior Docks:	27
Drive-in Doors:	2
Auto Parking:	82 Spots

Building 2 Highlights

Total Building SF:	41,600
Available SF:	41,600
Office SF:	To Suit
Ceiling Height:	32'
Exterior Docks:	15
Drive-in Doors:	2
Auto Parking:	63 Spots

CORPORATE NEIGHBORS AERIAL



- | | | |
|--------------------------------|-----------------------------|----------------------------|
| ① Woods Distribution Solutions | ⑧ Suncast Corporation | ⑮ SiteOne Landscape Supply |
| ② Shorr Packaging | ⑨ Batavia Container | ⑯ MV Transportation |
| ③ Vanguard Logistics | ⑩ Skyjack Corporation | ⑰ Pristine Motors |
| ④ Alton Industries | ⑪ Simpson Strong-Tie | ⑱ Superior Health Linens |
| ⑤ Amazon | ⑫ OSI | ⑲ Axis Warehouse |
| ⑥ SBA Edge - Data Centers | ⑬ DS Containers | ⑳ Cheese Merchants |
| ⑦ Norix Group | ⑭ Consolidated Garage Doors | ㉑ Peerless Fence & Supply |

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