

SALE

TROY GROVE RAILYARD AND TRANSLOAD FACILITY

627 Us Highway 52 Utica, IL 61373



PROPERTY DESCRIPTION

627 US Route 52 offers 65 acres featuring 3 miles of fully operational private rail yard connection to the Union Pacific Main line featuring upgraded rail capacity for 286000 Lb Heavy cars traffic.

Over 28400 sf feet of truck to rail transloading operation with state of the art computerized closed hopper car loading and weighing capabilities.

There is a concept plan development submitted and reviewed by LaSalle County zoning in approving the Industrial zoning for the 65 ac development property. This plan features conceptual locations for 5 additional manufacturing and logistics buildings and sites ranging in size of 2.5 ac to over 20 acres in size for each property- fully served by their own rail siding access.

PROPERTY HIGHLIGHTS

- 15000 lin ft of heavy duty rail laid in 2016
- 10400 sf computerized truck to rail transload operation
- 18000 sf warehouse with 16' High OH doors 80 X 200
- concept plans prepared for development of 5 new manufacturing/logistics properties from 2.5 ac to 20 ac in size

OFFERING SUMMARY

Sale Price:	\$8,500,000
Lot Size:	65 Acres
Building Size:	28,400 SF

DEMOGRAPHICS	10 MILES	20 MILES	30 MILES
Total Households	11,130	44,026	85,840
Total Population	24,531	96,063	189,367
Average HH Income	\$73,415	\$67,591	\$67,868

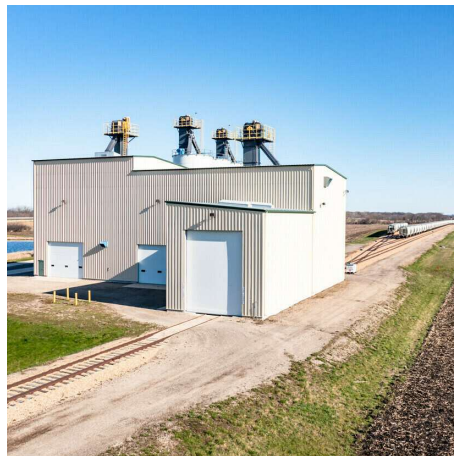
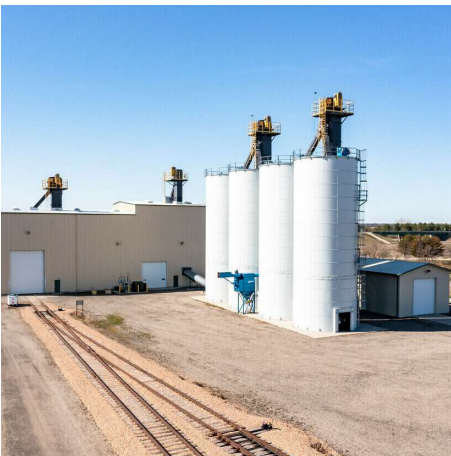
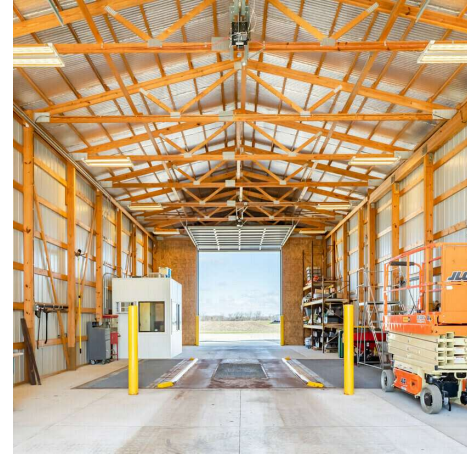
Richard Faltz
(630) 740-7198



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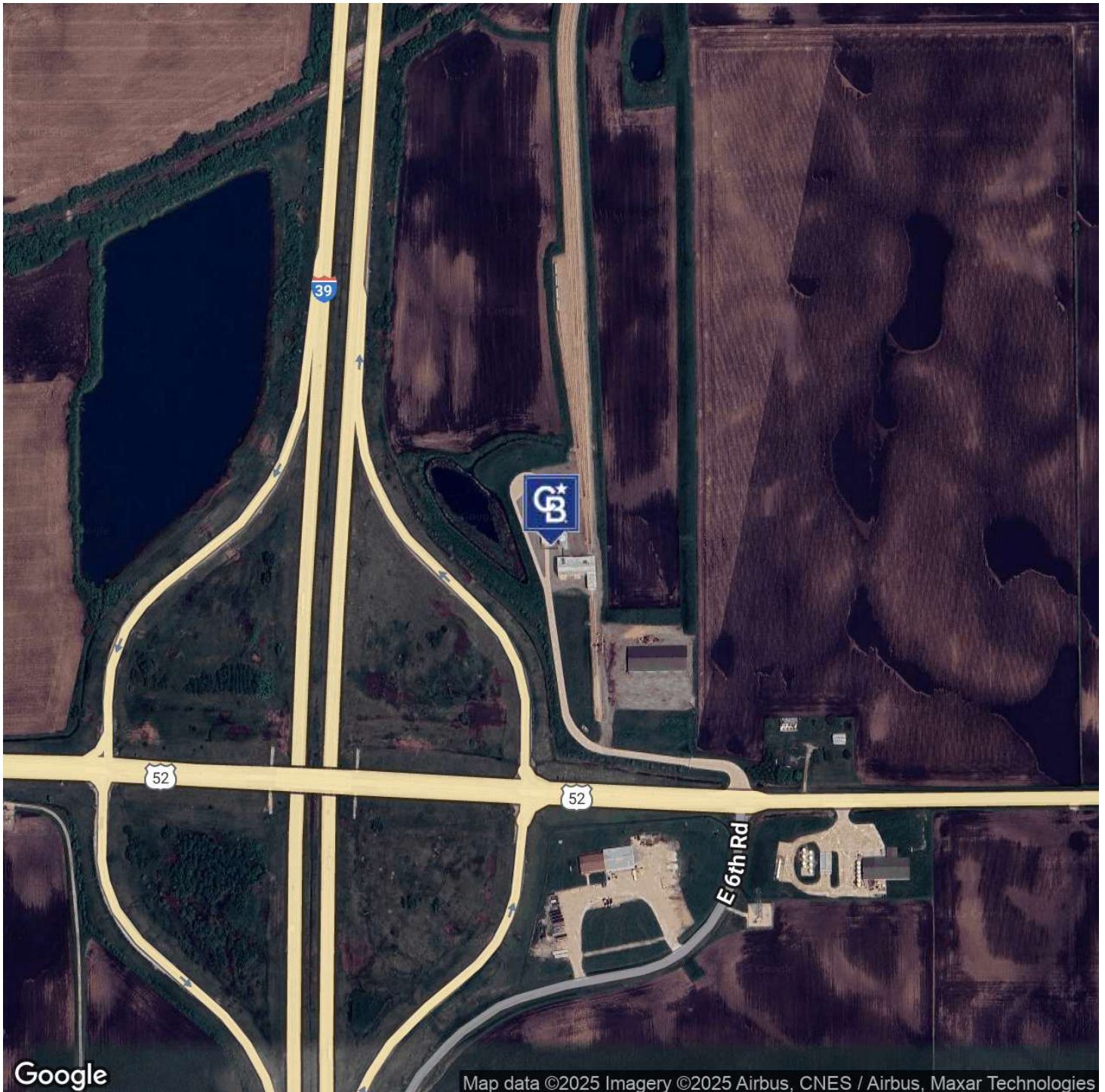


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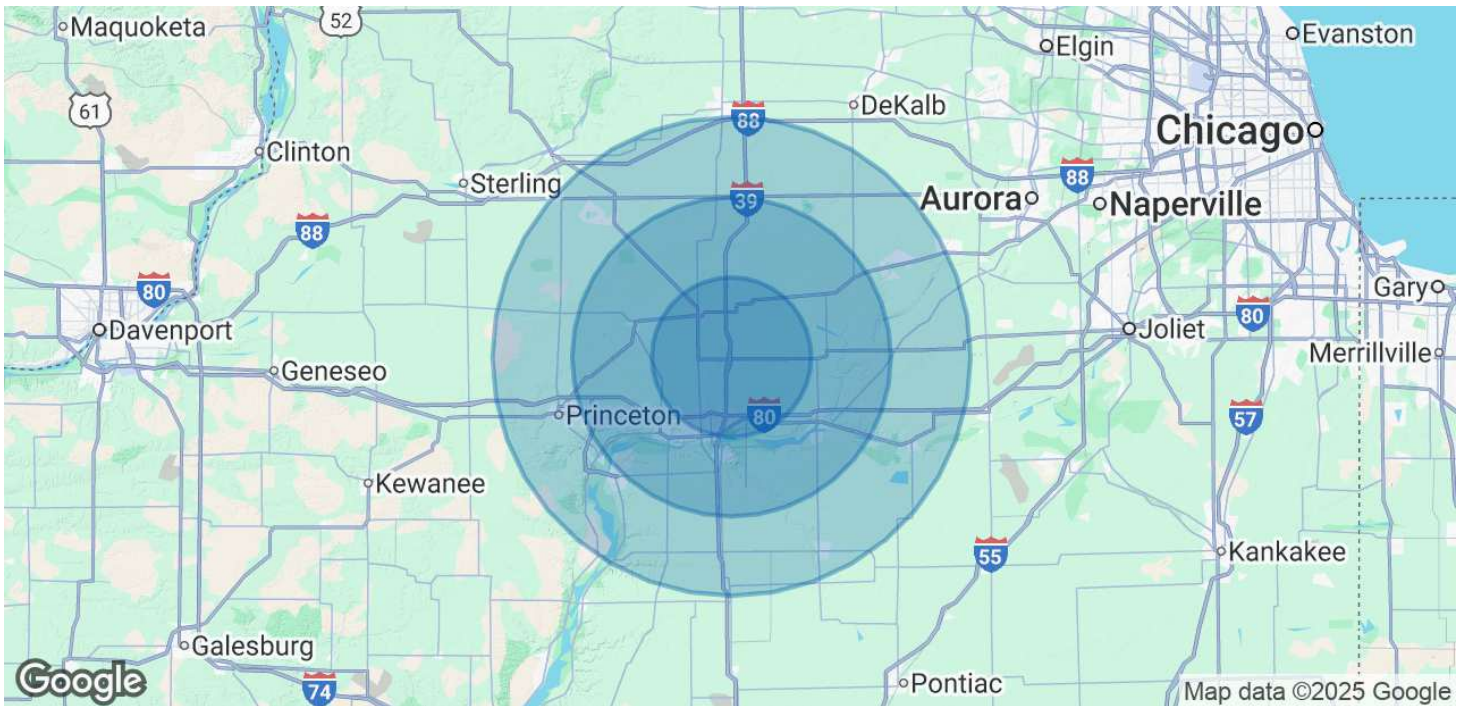


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POPULATION

10 MILES

20 MILES

30 MILES

Total Population	24,531	96,063	189,367
Average Age	43.7	42.9	42.6
Average Age (Male)	42.7	42.2	41.5
Average Age (Female)	44.2	43.3	43.5

HOUSEHOLDS & INCOME

10 MILES

20 MILES

30 MILES

Total Households	11,130	44,026	85,840
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$73,415	\$67,591	\$67,868
Average House Value	\$149,828	\$143,645	\$149,352

2020 American Community Survey (ACS)

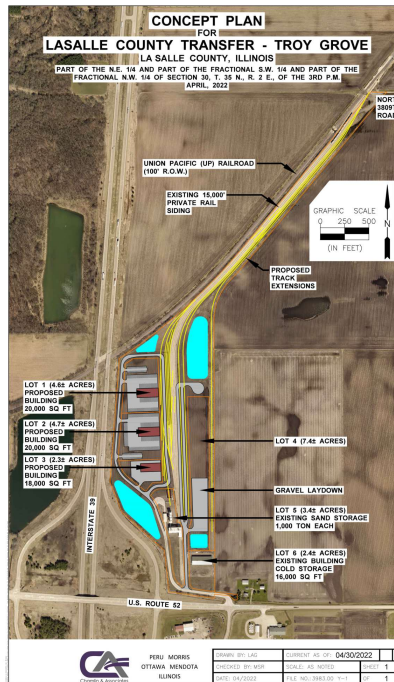
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LEGEND

LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

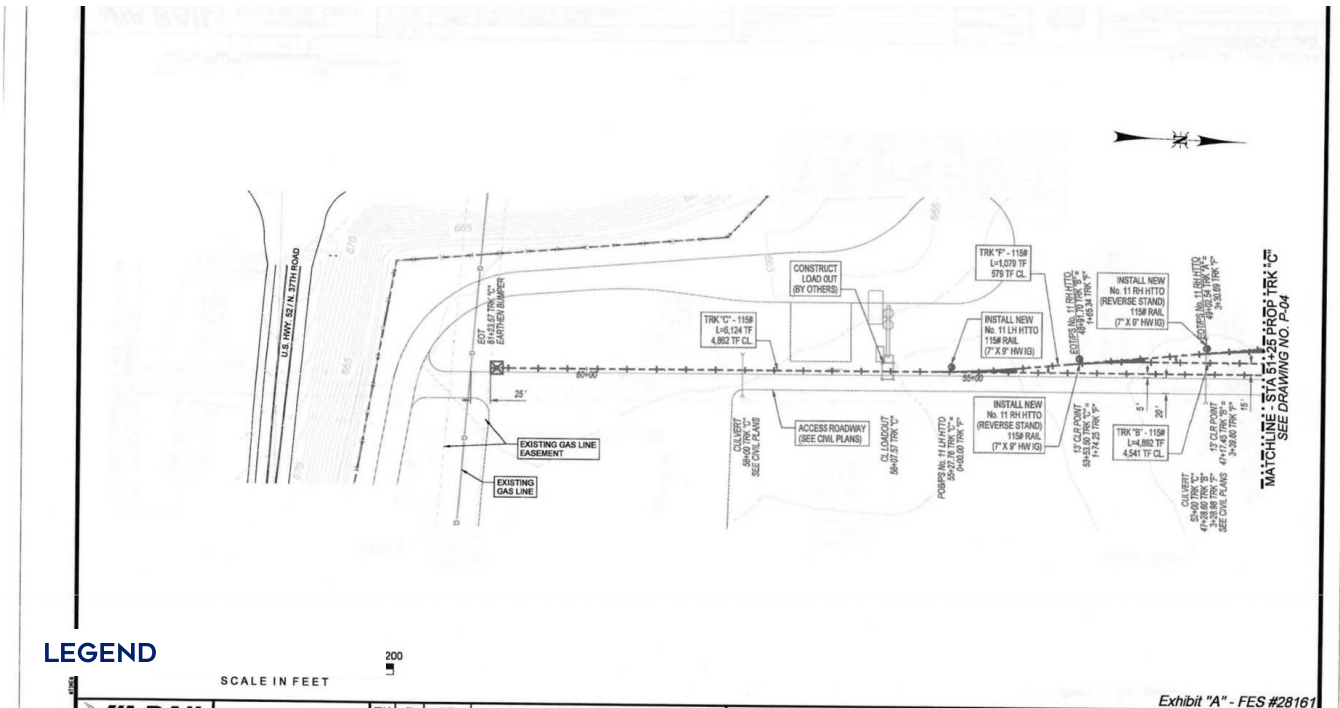
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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<div><div><div>Richard Faltz</div><div>(630) 740-7198</div></div><div><div>COLDWELL BANKER COMMERCIAL REAL ESTATE GROUP</div></div></div>					

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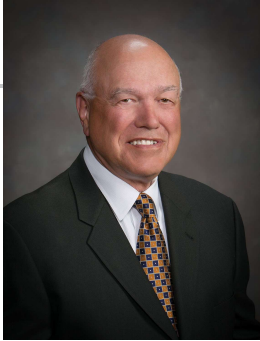


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RICHARD FALTZ

Senior Commercial Broker Advisor-Industrial- Investment

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Direct: (630) 740-7198 | Cell: (630) 740-7198

IL #471.008936

PROFESSIONAL BACKGROUND

Extensive assignments providing professional commercial real estate advisory services to local, national, and international commercial real estate clients.

Areas of special expertise include: Professional planning and development consulting with investors and developers of Mixed use residential, commercial, and office real estate development opportunities.

Professional experience and numerous assignments providing portfolio reviews, and asset positioning strategies. Assisting clients in identifying strategies for planning and executing income strategies to maximize capital recovery, market timing, and maximum returns on investment while structuring portfolio investments for maximum income and taxable benefits.

Serving for over 3 decades as Founder, Chairman, and CEO of Primus Corporation, a diversified, multi state home building, land development and commercial construction development corporation.

Licensed Illinois Real Estate Broker. IL Real Estate Broker
license # 471.008936

EDUCATION

Bachelor of Science Northern Illinois University College of Business Marketing degree.

Completed all accreditation courses at the Graduate Builder Institute in Washington, D.C.

Instructor/mentor to multiple classes of Graduate Builder Candidates and students through various University sponsored Home Builder Programs.

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