



LEASE BROCHURE

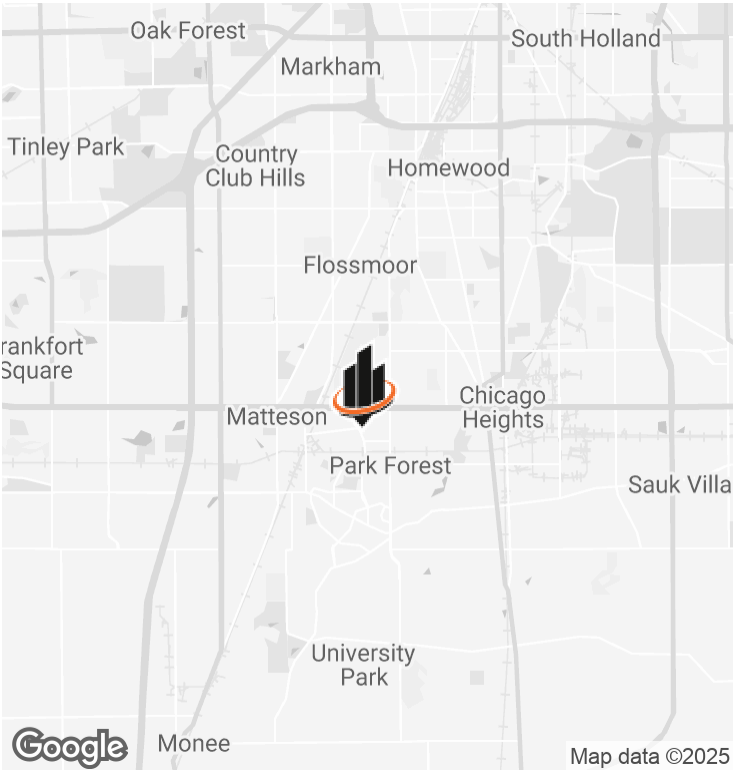
Manufacturing & Storage Opportunity

80-90 NORTH STREET
Park Forest, IL 60466

PRESENTED BY:

KAREN KULCZYCKI, CCIM
O: 630.330.3352
kkulczycki@svn.com
IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.00 SF/yr (NNN)
AVAILABLE SF:	+/- 22,176 SF Office +/- 38,216 SF Warehouse STO Truck Trailer Parking
LOT SIZE:	7.5 Acres
BUILDING SIZE:	123,600 SF

PROPERTY DESCRIPTION

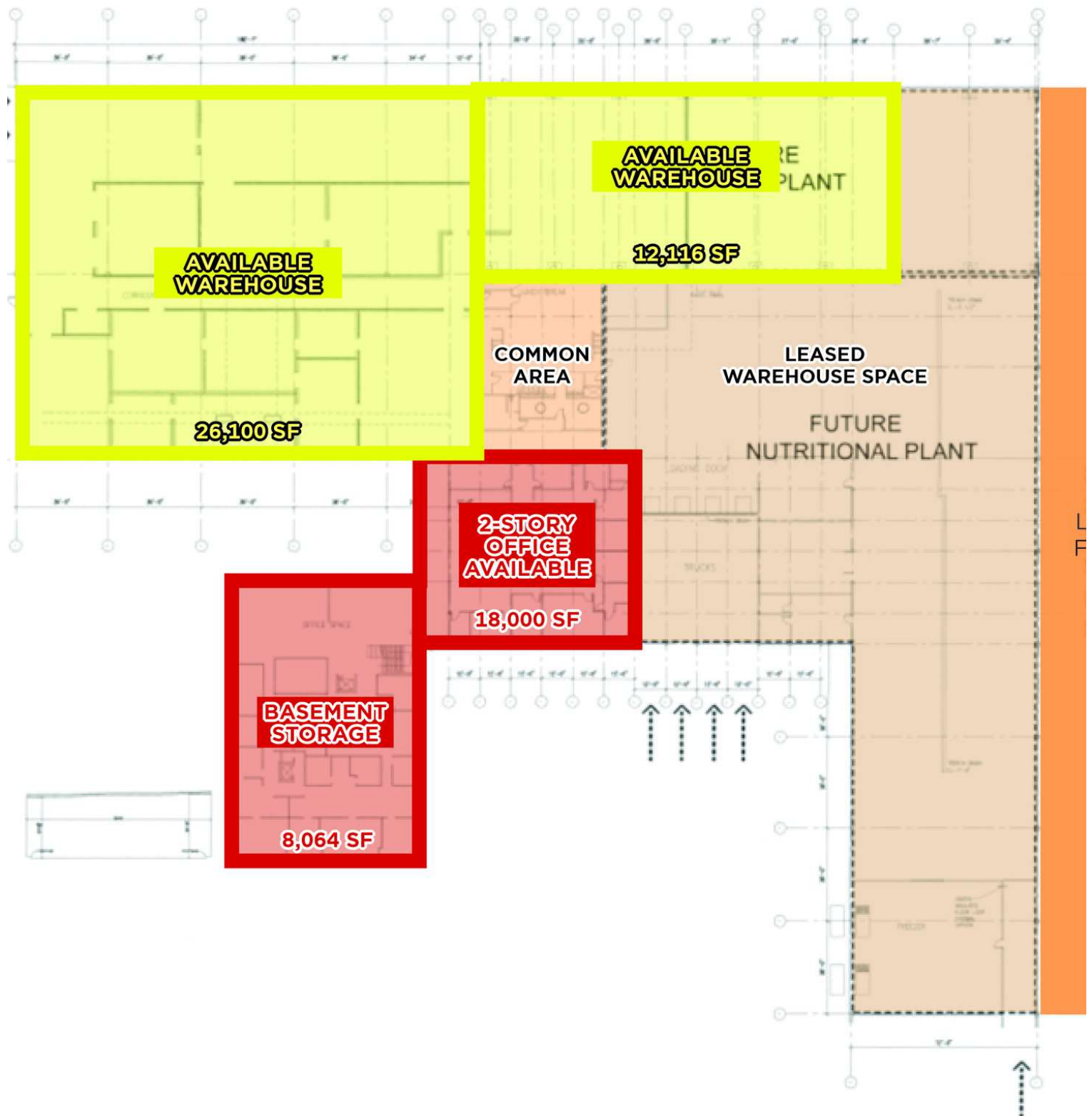
SVN Chicago Commercial is pleased to present 80-90 North Street a ±123,000 SF Warehouse/Manufacturing, Office and Industrial Business Park on approximately 7.50 acres in Park Forest available for lease. A former Food Manufacturing facility with many potential industrial uses. The offering contains a mix of office space, cold storage, and industrial warehouse spaces. Zoning allows for Cold Storage, Food Production, Manufacturing, Storage and Cannabis Craft Grow uses.

PROPERTY HIGHLIGHTS

- ±38,216 SF Warehouse | Manufacturing Space
- Cold Storage and Freezer Space
- ±22,176 SF Executive Offices | Two Story
- Ceiling Height 16'-24' Column Free
- 2 Exterior Docks | Truck or Trailer Parking
- Trailer Parking | Signalized Corner
- Wet Sprinkler System | Floor Drains

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AVAILABLE SPACE



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LEASE SPACES



LEASE INFORMATION

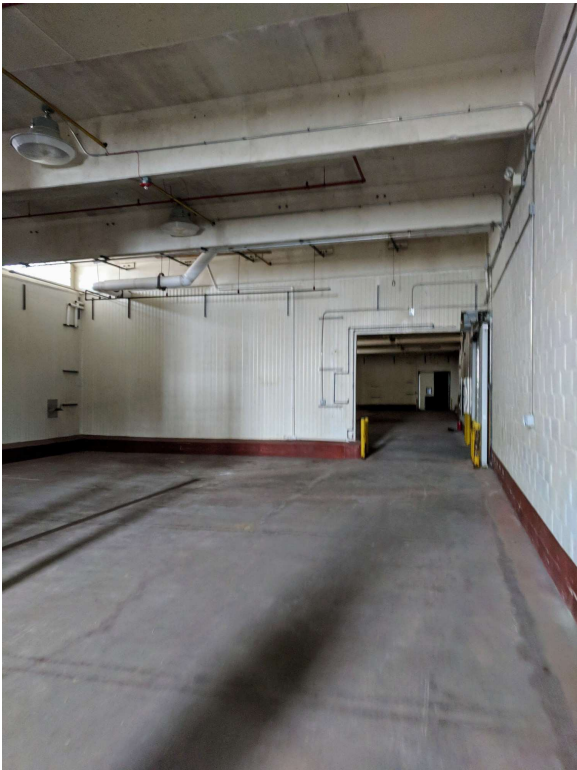
LEASE TYPE:	NNN; MG	LEASE TERM:	Negotiable
TOTAL SPACE:	22,176 - 38,216 SF	LEASE RATE:	\$8.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Manufacturing Storage	Available	38,216 SF	NNN	\$8.00 SF/yr	+/- 38,216 SF Warehouse Manufacturing Space Cold Storage and Freezer Space Ceiling Height 16'-24' Column Free 2 Exterior Docks Truck Parking Wet Sprinkler System Floor Drains 2,000 Amp, 3-Phase, 480 V

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LEASE SPACES

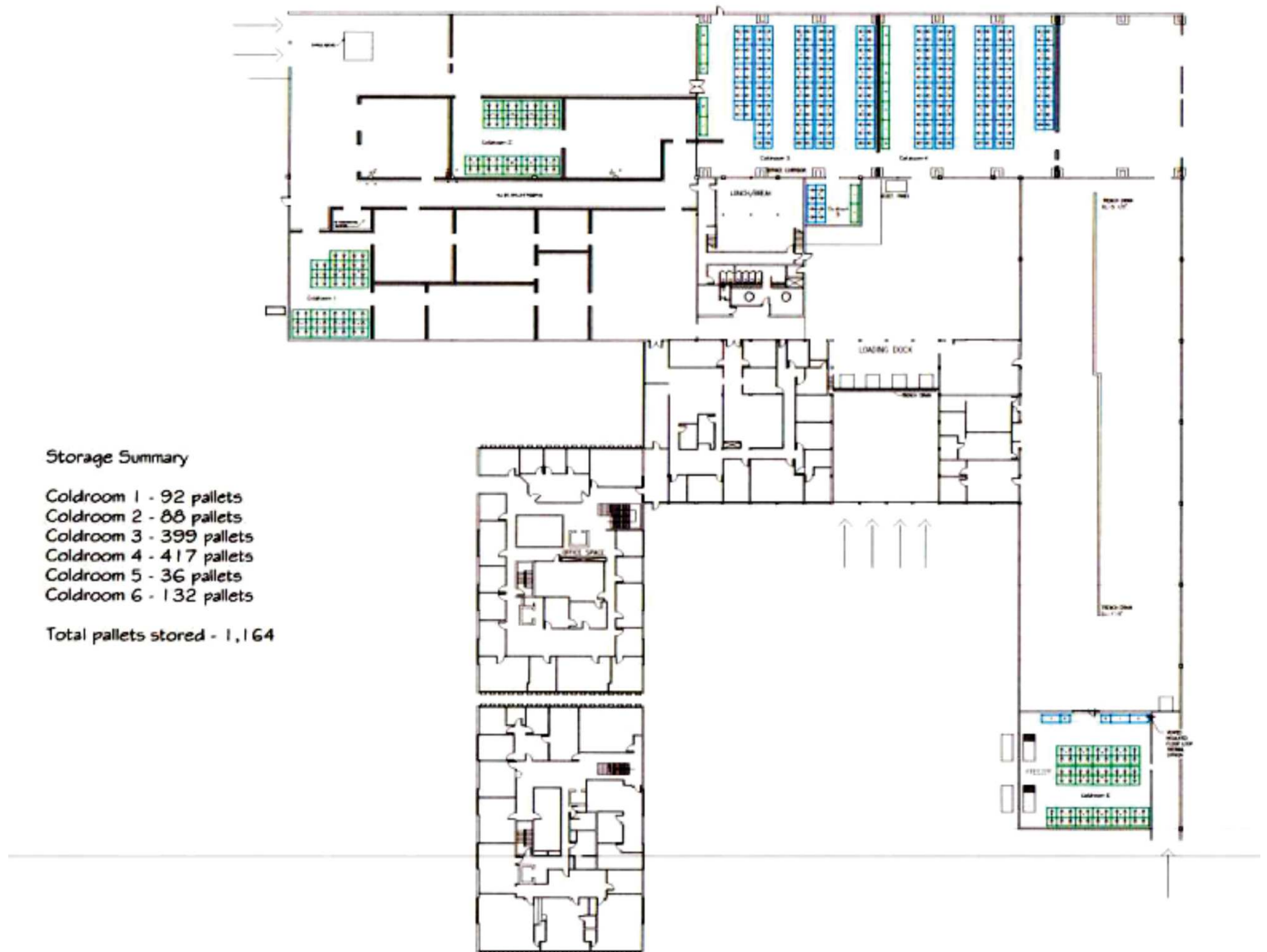


SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Office Available	Available	22,176 SF	Modified Gross	Negotiable	+/- 22,176 SF Executive Offices Two Story Brick and Wood Decor Floating stairway Conference Room Executive Suites with private restrooms Two Elevators Separate Entry On-site parking Signalized Corner
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RACK PLAN EXAMPLE



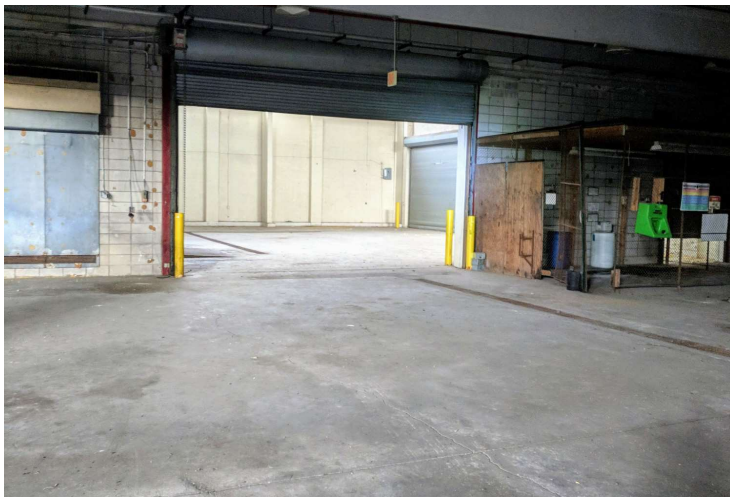
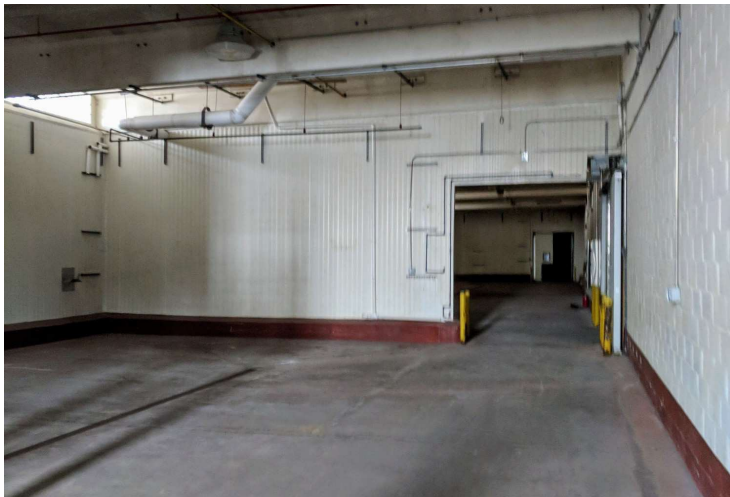
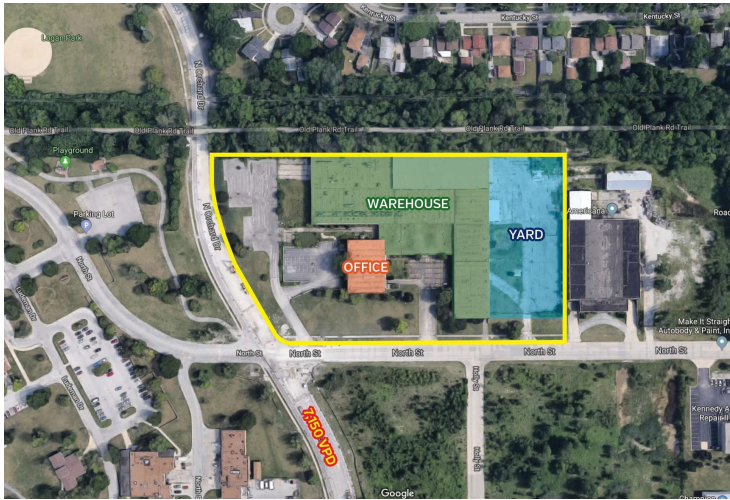
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BUILDING PHOTOS



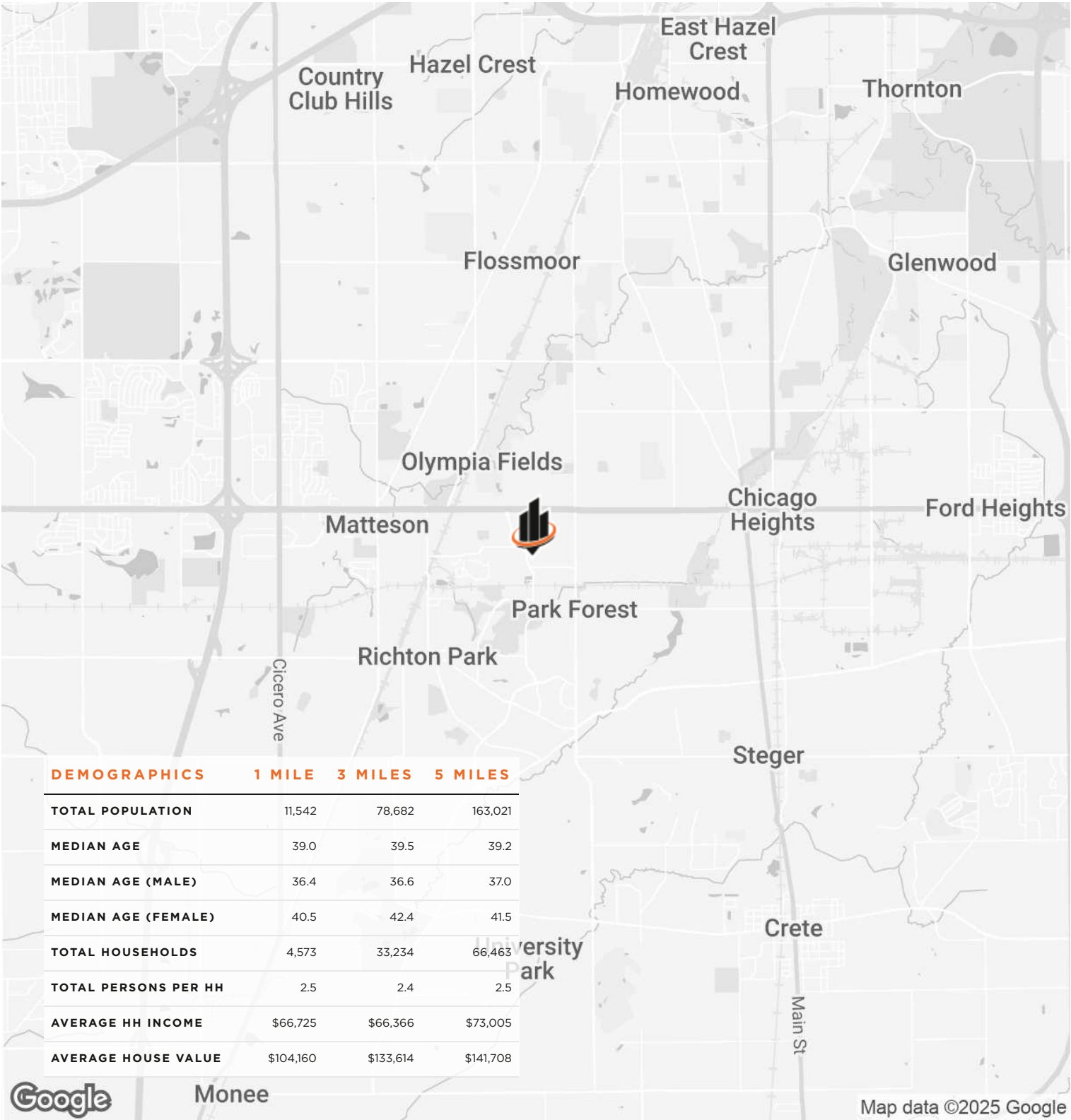
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LOCATION MAP



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