



SALE BROCHURE

**Owner User |
Investment
Industrial Building**

80-90 NORTH STREET

Park Forest, IL 60466

PRESENTED BY:

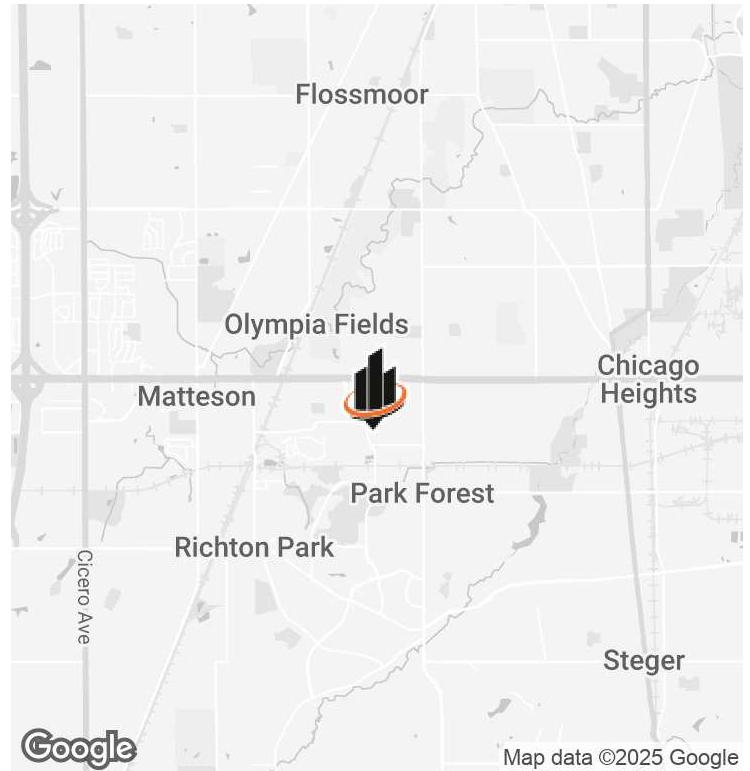
KAREN KULCZYCKI, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,750,000
BUILDING SIZE:	123,600 SF
LOT SIZE:	7.5 Acres
PRICE / SF:	\$54.61
NOI:	\$179,041
RENOVATED:	2001
ZONING:	M-2
SUBMARKET:	Far South Cook Indiana
APN:	31-25-200-009- 0000; 31-25-200- 011-0000

PROPERTY OVERVIEW

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 purchase. A former Food Manufacturing facility with many potential industrial uses. The offering contains a mix of office space, cold storage, and industrial warehouse spaces. Zoned for Manufacturing, Cold Storage, Food Production and Cannabis Craft Grow uses.

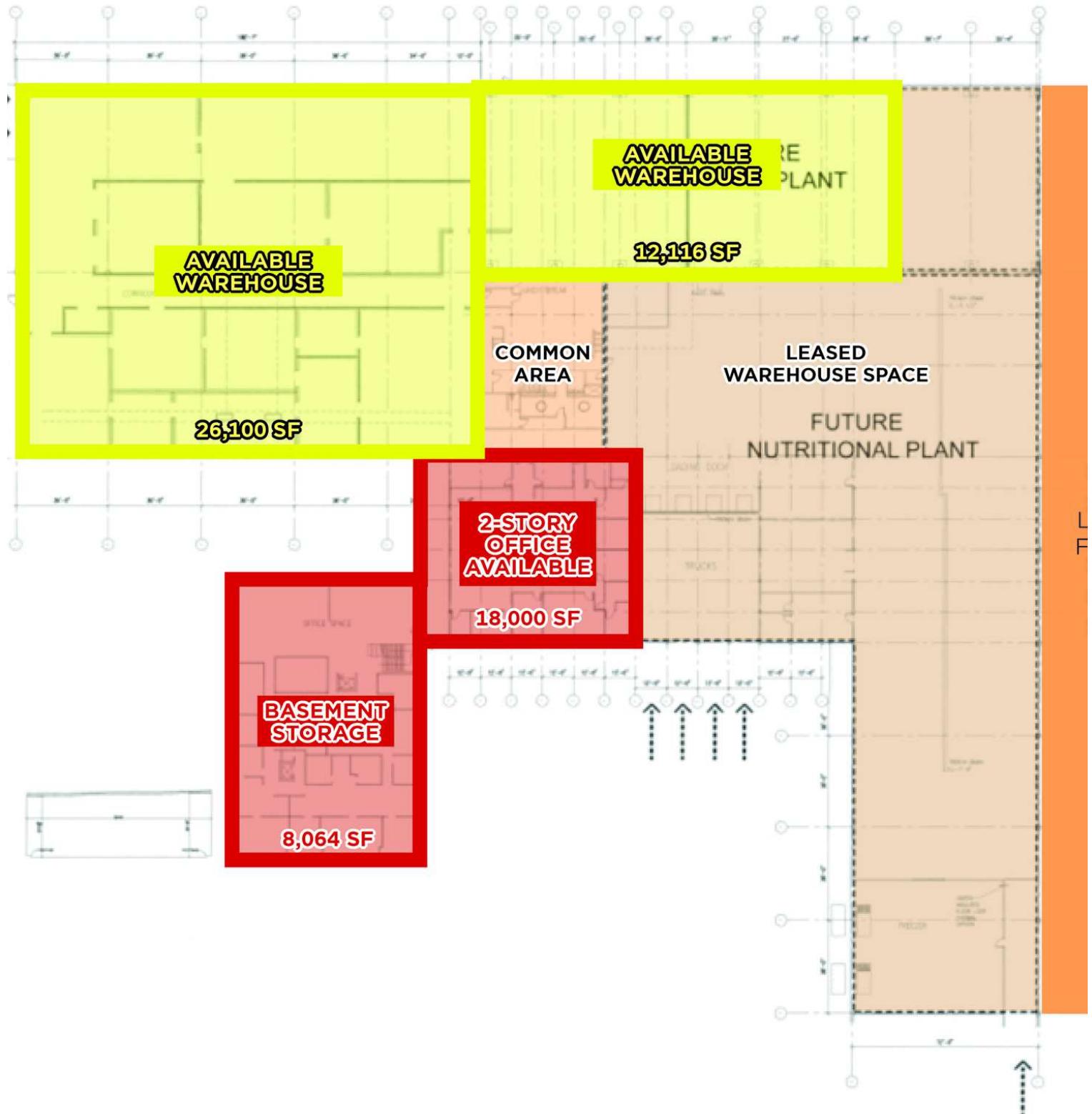
PROPERTY HIGHLIGHTS

- +/- 80,116 SF - Industrial and Cold Storage Warehouse
- +/- 23,000 SF -Two-Story Office with Executive Suites
- Keystone Property Tax Code | Incentives
- New Fire Panel | Floor Drains Throughout
- Ceiling Height 16' to 24'
- 3 Drive-in doors | Fenced Lot
- 2 Exterior Docks and 5 Interior Docks
- Partial Storage Basement with DID
- New 2,000 amp Transformer | 3-Phase

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AVAILABLE SPACE



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FLOOR PLAN



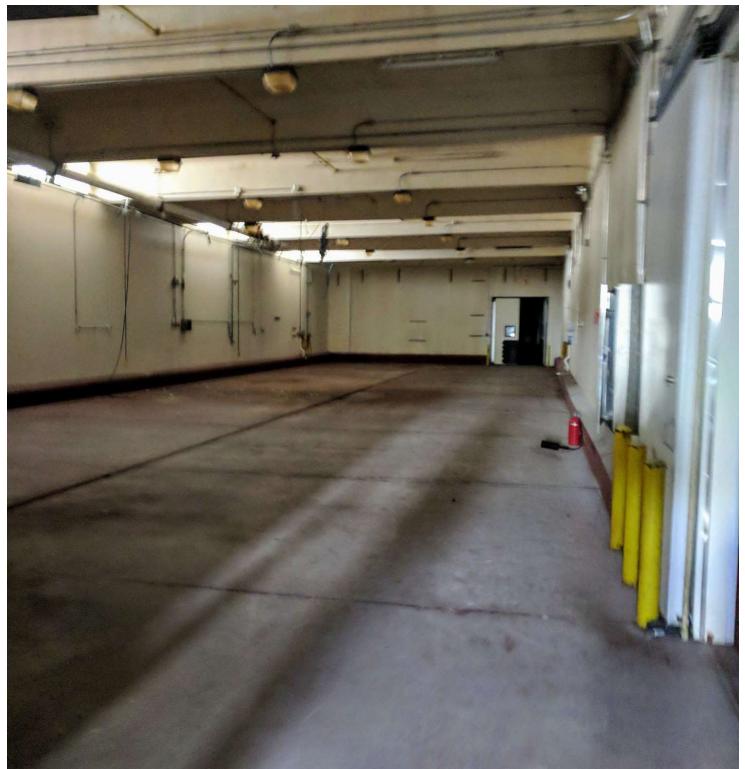
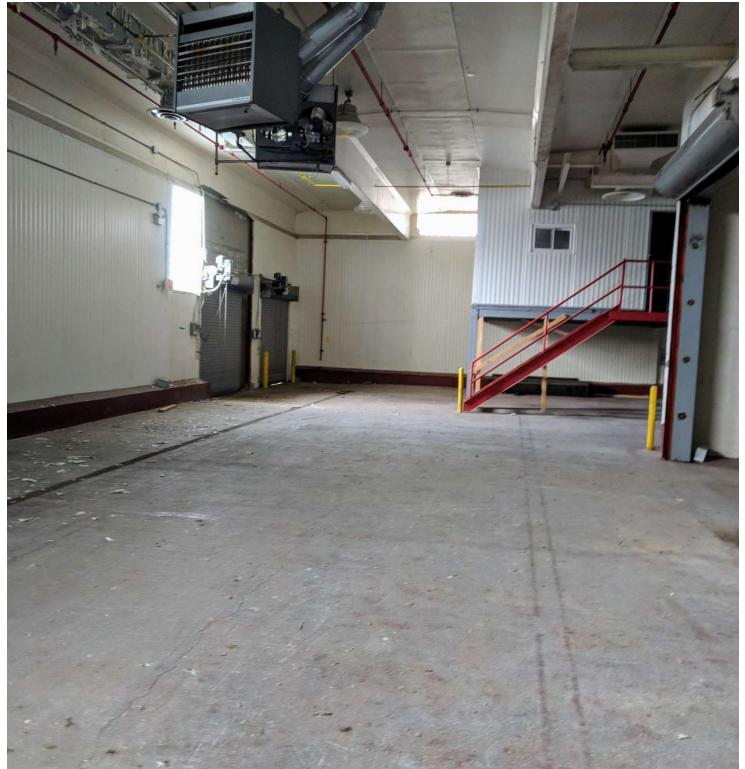
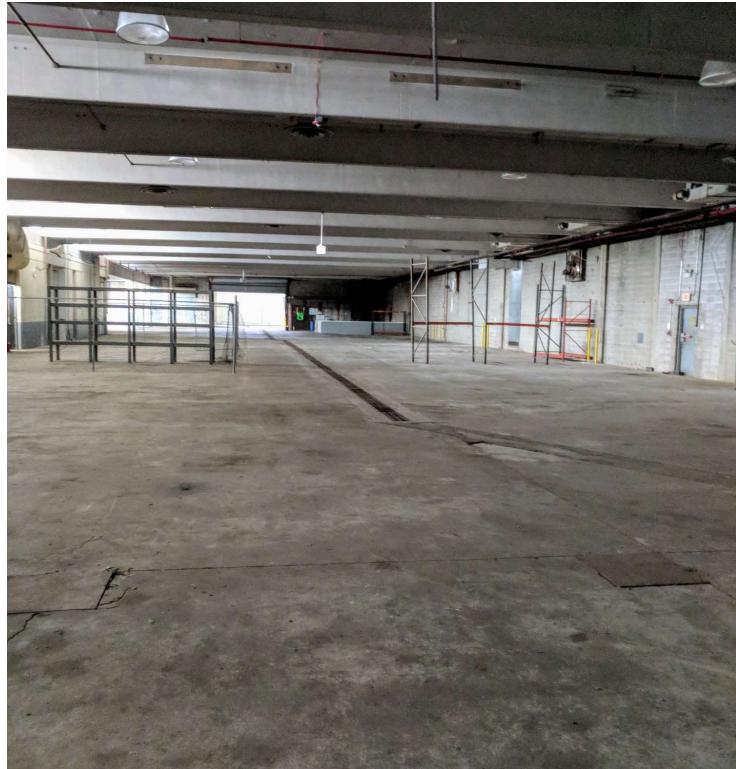
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INTERIOR PHOTOS

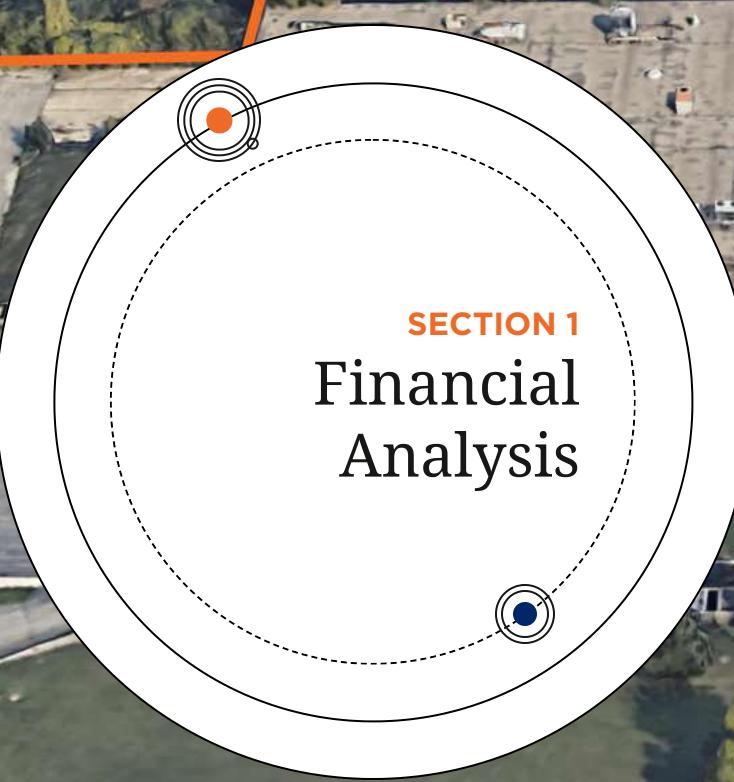


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SECTION 1
**Financial
Analysis**

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Warehouse / Yard	M&M Pallet	37,756 SF	30.55%	\$7.07	\$266,808.00	11/1/24	10/31/26
Warehouse	Vacant	38,216 SF	30.92%	-	-	-	-
Office	Vacant	14,112 SF	11.42%	-	-	-	-
Office-2nd	Vacant	6,048 SF	4.89%	-	-	-	-
Yard-West	Vacant	-	-	-	-	-	-
TOTALS		96,132 SF	77.78%	\$7.07	\$266,808.00		

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INCOME & EXPENSES

INCOME SUMMARY

OWNER USER | INVESTMENT INDUSTRIAL AND TRUCK PARKING

VACANCY COST

\$0

GROSS INCOME

\$266,808

EXPENSES SUMMARY

OWNER USER | INVESTMENT INDUSTRIAL AND TRUCK PARKING

TAXES (2023)

\$87,766

OPERATING EXPENSES

\$87,766

NET OPERATING INCOME

\$179,042

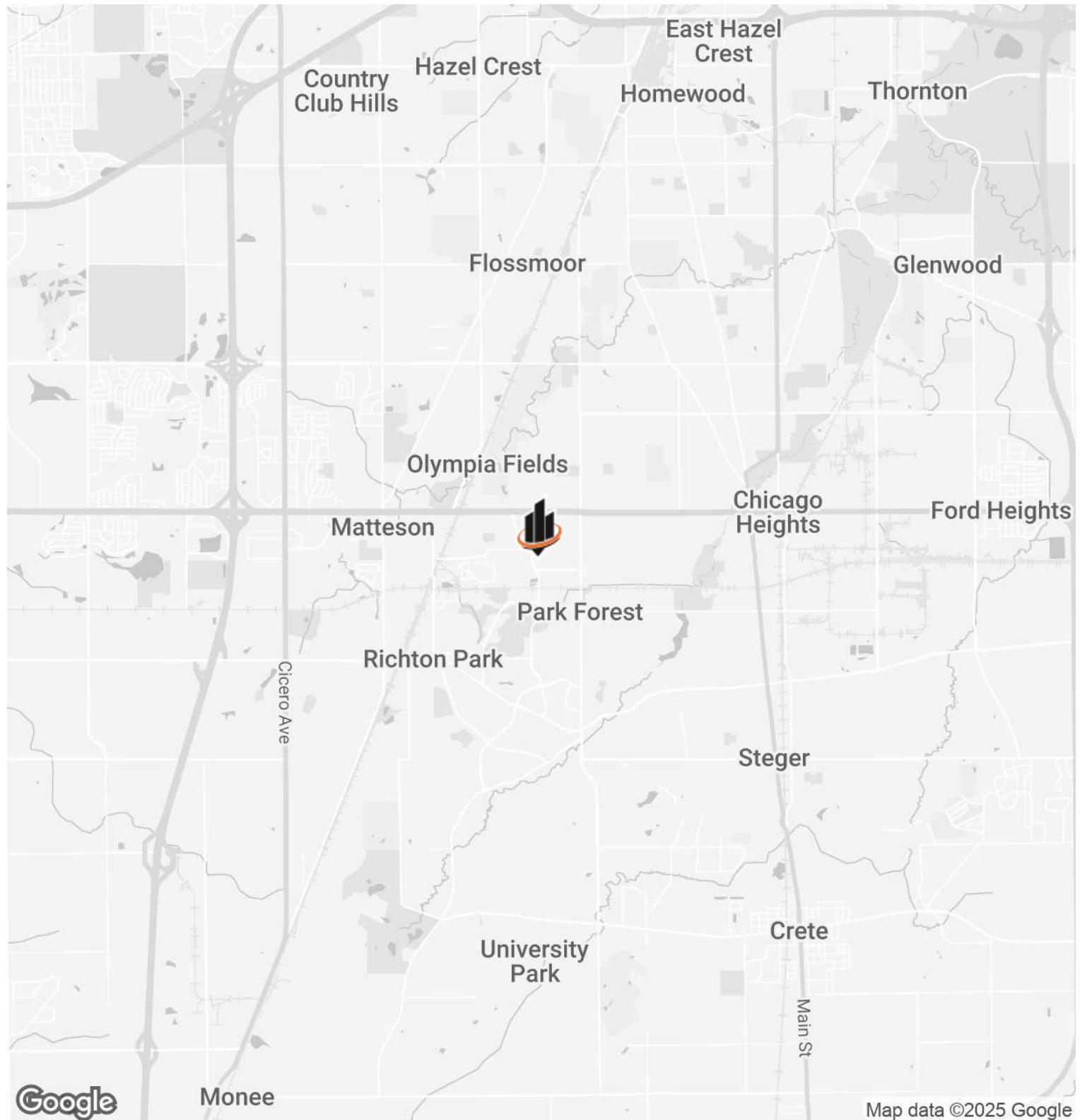
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LOCATION MAP



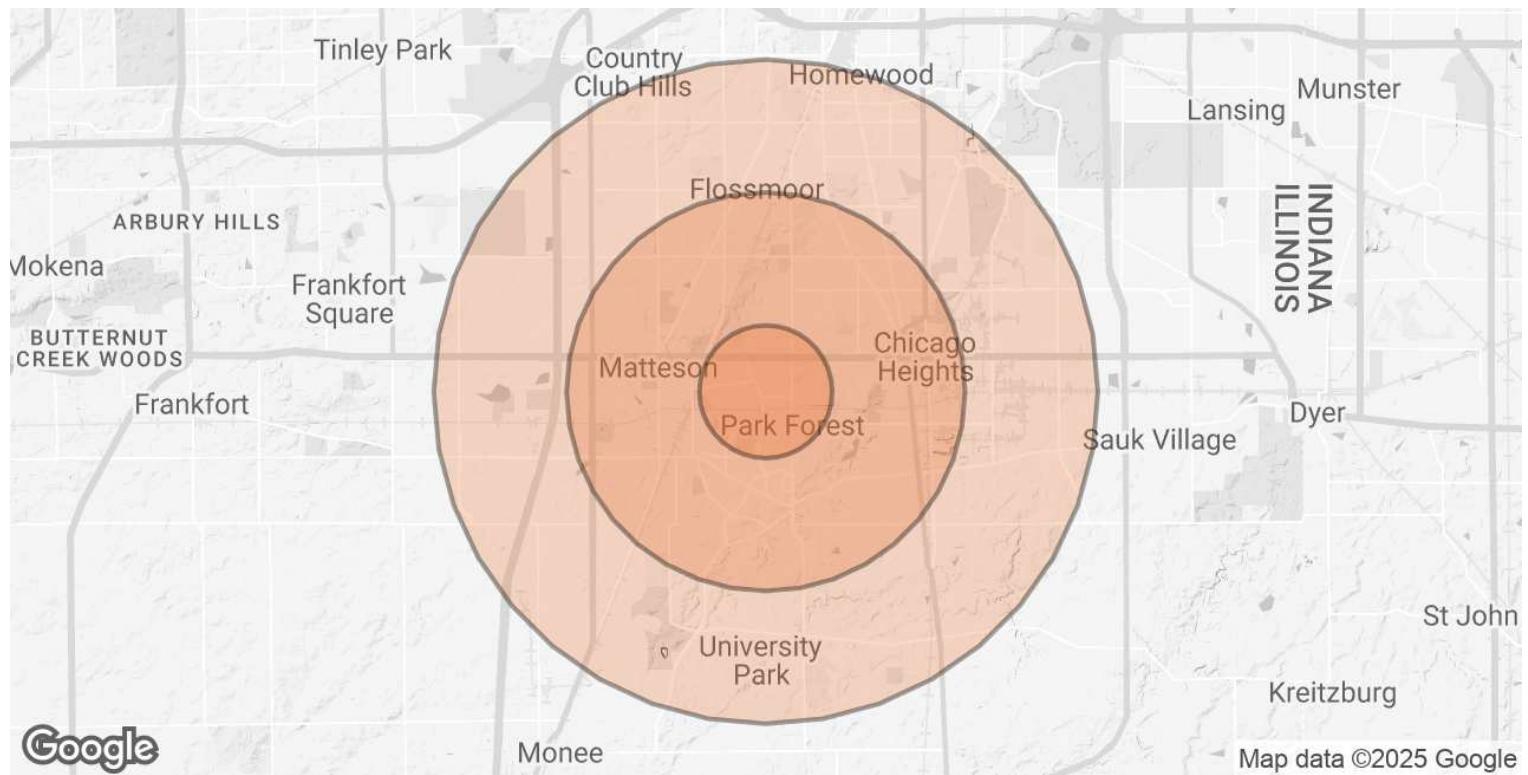
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,542	78,682	163,021
AVERAGE AGE	39.0	39.5	39.2
AVERAGE AGE (MALE)	36.4	36.6	37.0
AVERAGE AGE (FEMALE)	40.5	42.4	41.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,573	33,234	66,463
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$66,725	\$66,366	\$73,005
AVERAGE HOUSE VALUE	\$104,160	\$133,614	\$141,708

2020 American Community Survey (ACS)

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