

FOR LEASE

572 Brewery Ln, Bourbonnais, IL 60914



COMMERCIAL BUILDING



OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (NNN)
Building Size:	8,728 SF
Available SF:	8,728 SF
Lot Size:	3.18 Acres
Year Built:	2015
Zoning:	B-2

PROPERTY OVERVIEW

Unique opportunity to acquire a former brewery facility situated on 3.18 acres centrally located in Bourbonnais, IL. Zoned B-2 Commercial, the property offers a versatile layout well suited for a variety of commercial or redevelopment uses.

The building features an impressive 25' ceiling height under joist, providing excellent vertical clearance and flexibility for equipment, storage, or production operations. Loading and access are convenient with a 14' x 14' drive-in door and one loading dock.

Additional improvements include two mezzanine-level offices measuring approximately 11' x 10' and 22' x 16', along with a former 32' x 28' cooler area that could be repurposed for refrigerated storage, production, or general warehouse use.

With B-2 zoning, 3.18 acres, high ceilings, and excellent loading capabilities, this centrally located Bourbonnais property offers a strong opportunity for an owner-user, investor, or business seeking a distinctive and adaptable commercial facility.

McCOLLY BENNETT COMMERCIAL ADVANTAGE

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INTERIOR PHOTO



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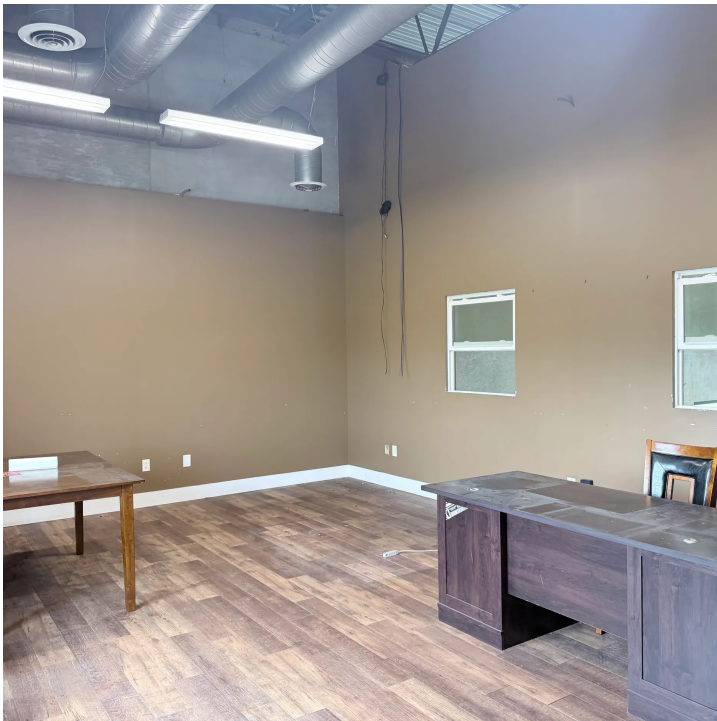
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INTERIOR PHOTOS



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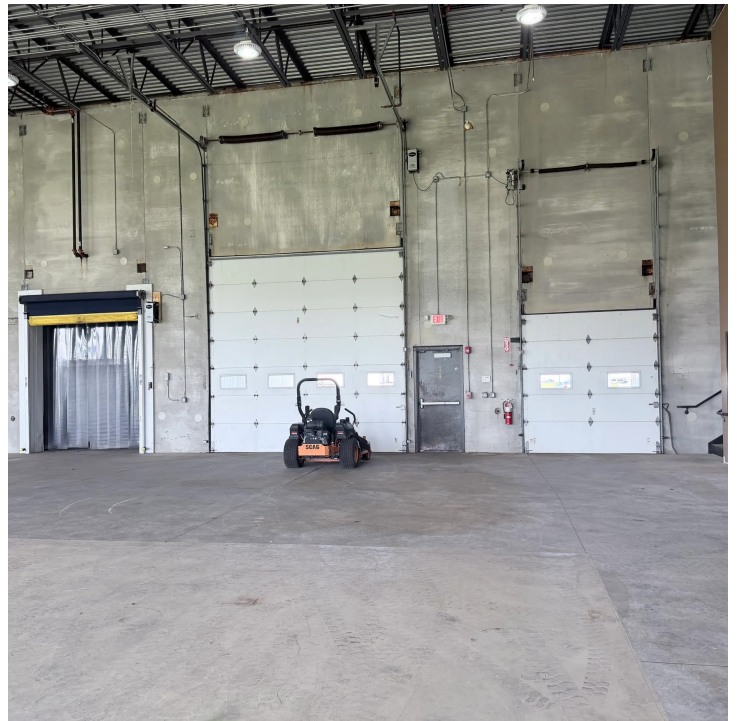
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AERIAL MAP



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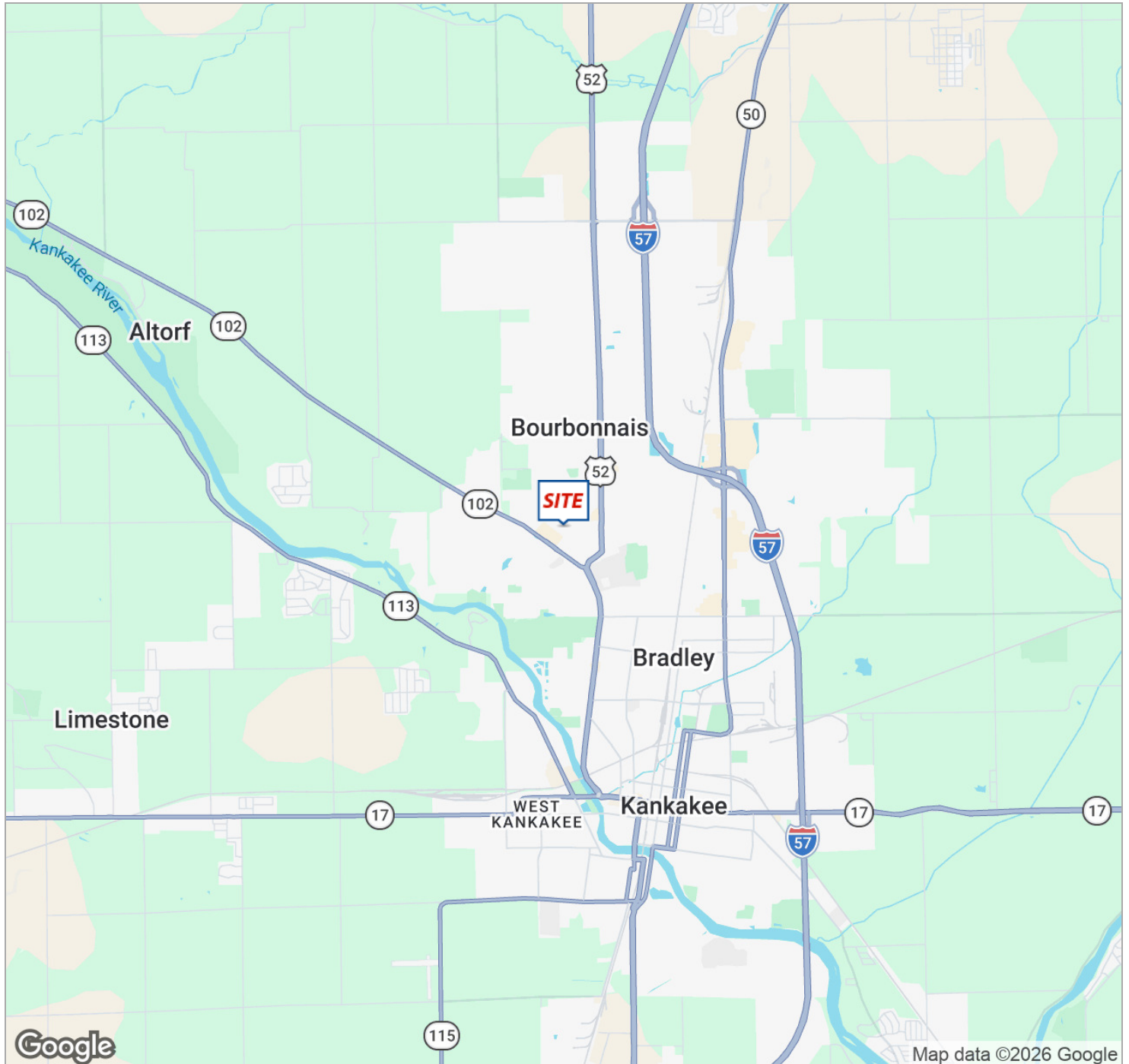
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LOCAL MAP



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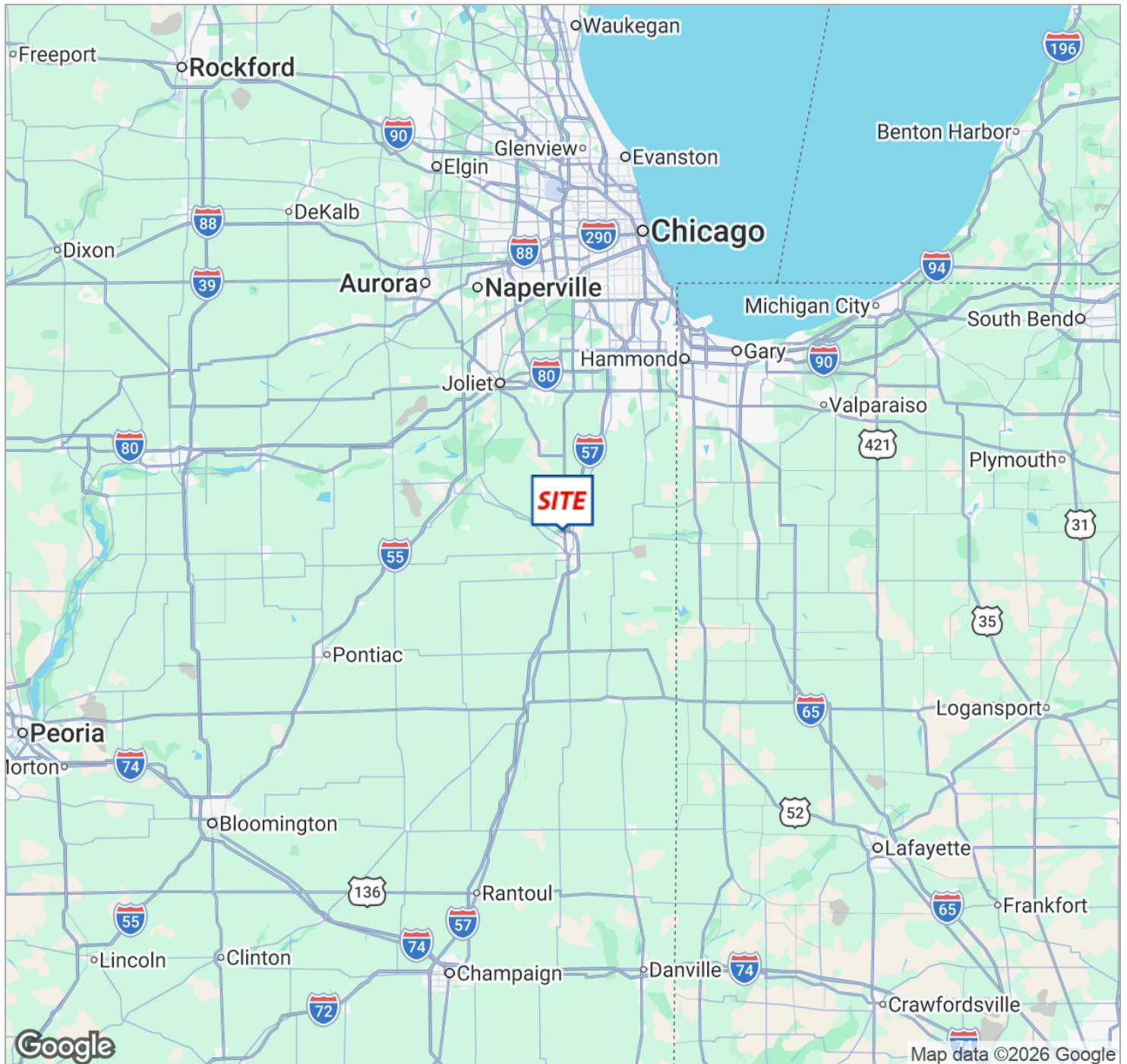
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REGIONAL MAP



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RETAILER MAP



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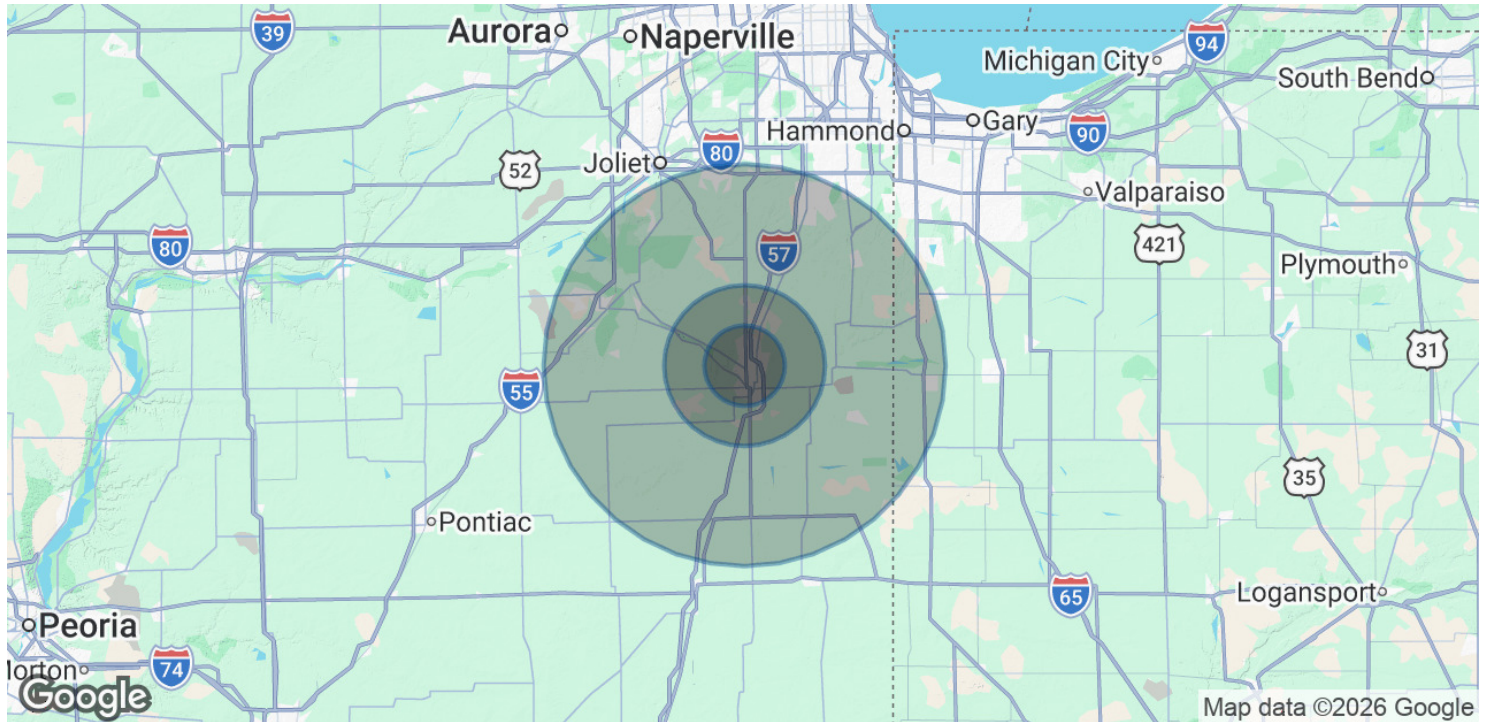
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DEMOGRAPHIC REPORT



POPULATION

	5 MILES	10 MILES	25 MILES
Total Population	64,249	89,446	373,583
Average Age	37.6	39.5	40.7
Average Age (Male)	37.1	38.6	39.1
Average Age (Female)	39.0	40.7	42.1

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	25 MILES
Total Households	24,514	34,206	140,664
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$84,622	\$89,752	\$107,125
Average House Value	\$196,014	\$201,779	\$260,063

2023 American Community Survey (ACS)

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