

617 West Main Street

Barrington, IL

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**R&D/Life Science, Senior Housing, Multi-Family
Residential Development Opportunity**

Investment Highlights

93
acres

259,000
square feet

Cresa has been exclusively retained by PepsiCo to sell 617 W. Main Street, Barrington, IL, a prime R&D campus redevelopment opportunity located 20 miles from O'Hare Airport and just 40 miles from downtown Chicago.

The offering comprises two main buildings totaling 259,000 SF in the heart of downtown Barrington.

The main R&D building is 227,000 SF and was completed in 1956. Since it was first built, the building has undergone several additions and renovations and is currently comprised of office and R&D spaces.

The 32,000 SF building, completed in 1966, is used as a production and packaging facility with offices on the first and second floors. In addition there is a 1,500 SF storage building that sits on the back of the lot, a technology-equipped 622 SF gazebo, and a 1,100 SF garage also on the property. **Potential uses are senior housing and mixed-use residential.**

617 W. Main Street is offered without a formal asking price, free and clear of existing debt.

Barrington is part of the Chicago metropolitan area and serves as the hub of activity for the surrounding 90-square-mile region which consists of six independent villages, including North Barrington, South Barrington, Barrington Hills, Lake Barrington and Tower Lakes, as well as small portions of Carpentersville, Deer Park, Hoffman Estate, Fox River Grove, Port Barrington and Inverness. **The village's moto is "Be Inspired."**

**Ideal
Opportunity
For:**



Life Science
Companies



Mixed-Use
Residential



Senior
Housing

83%

Barrington is home to a **well-educated and affluent population** with a median household income that is 83% higher than that of the Chicago MSA.

Property Snapshot



R&D Building
227,000 SF

**Production/
Manufacturing Building**
32,000 SF



Property Snapshot

