

2000 N Mannheim

Melrose Park, IL 60160

INDUSTRIAL - WAREHOUSE/DISTRIBUTION FOR SALE



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John Greene Real Estate

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Offered Exclusively by



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TRANSACTION SUMMARY

Price:	\$5,500,000
Year One Rent:	\$180,000 NNN
Potential Revenue:	\$80-100K truck parking

LEASE OVERVIEW

Tenant:	Miller Container Corporation d/b/a Liberty Packaging
Tenant's Proportionate Share of Building:	100%
Lease Type:	NNN
Initial Lease Term:	36 months (Start Date: 1/1/2022)
Extension Options:	two (2) additional one (1) year periods
Extension Escalations:	1st Extension: 9.5% 2nd Extension: 3%
Utilities:	Tenant pays for: water, gas, electricity, heat, light, power, telephone, internet, sewer, sprinkler, refuse and trash collection.

LANDLORD RESPONSIBILITIES

Causes of Loss Insurance
Parking Lot
Structural Portions, including exterior utility lines, exterior walls, foundation
Roof and Roof Membrane
Lighting Mechanical
Plumbing
Sewer/Septic
Fire/Life Safety, including sprinkler systems



INVESTMENT HIGHLIGHTS

- Strong O'Hare submarket
- Industrial park setting
- Proximity to interstates, airport and rail
- Strong credit tenant
- Releasing upside
- Redevelopment opportunity

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BUILDING SPECIFICATIONS

Building Size:	65,000± SF
Office Size:	3,000± SF
Lot Size:	4.95± AC total
Clear Height:	14-18'
Year Built:	1960
County:	Cook
Taxes:	\$272,567 (2023)
Zoning:	Industrial
Exterior Docks:	9
Drive In Doors:	2
Rail Access:	Yes

PARCEL DETAILS

PARCEL	APN	AC
1	12-32-401-019	0.12
2	12-32-401-067	2.19
3	12-32-401-043	0.69
4	12-32-401-044	1.61
5	12-32-403-011	0.34
TOTAL:		4.95

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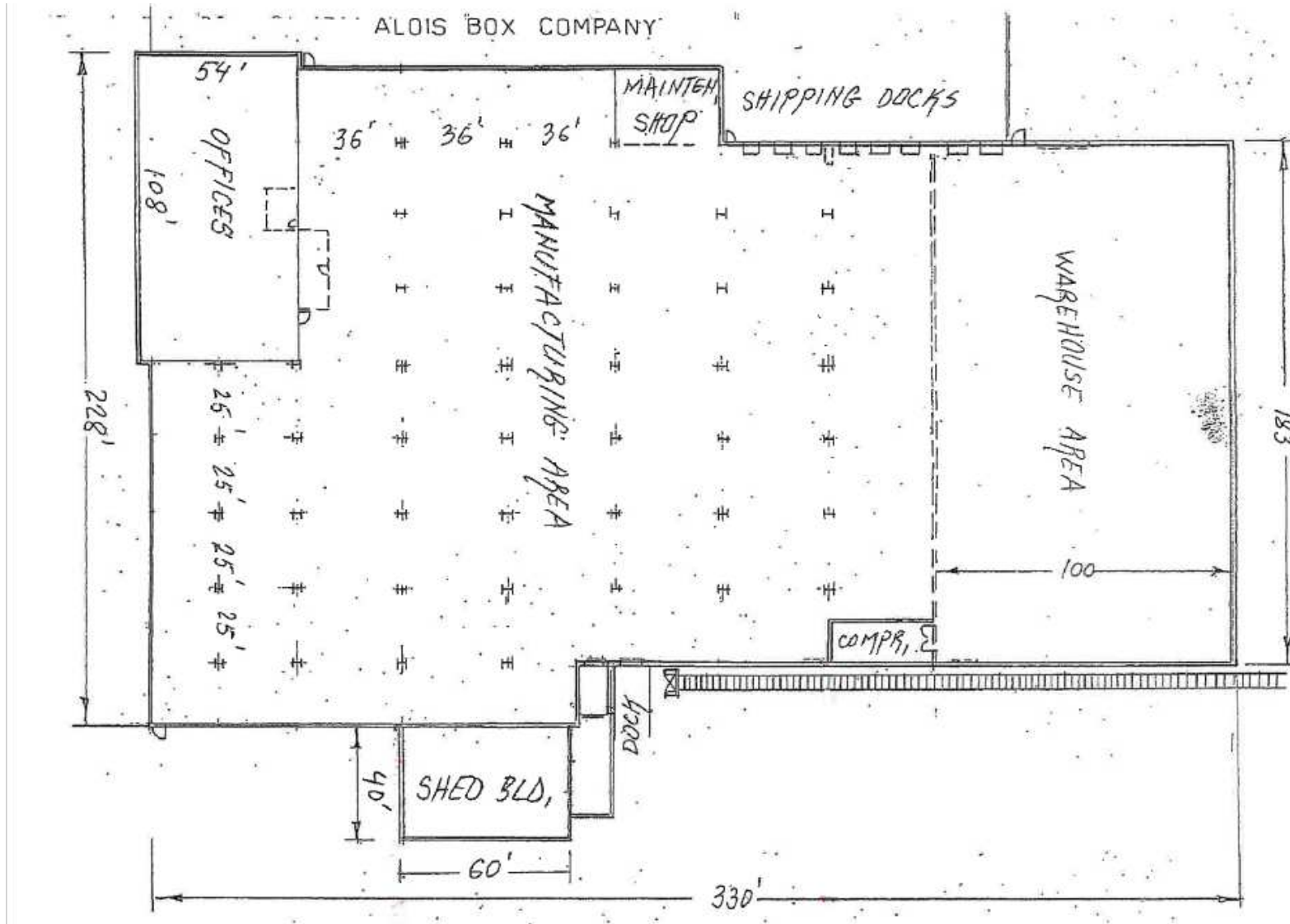
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LOCAL TRAVEL DISTANCES

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NEARBY INDUSTRIAL USERS

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CENTRAL TRI-STATE TOLLWAY EXPANSION

The Central Tri-State Tollway (I-294) is being reconstructed and widened from Balmoral Avenue to 95th Street to provide congestion relief, reconstruct old infrastructure to meet current and future transportation demand and address regional needs.

The project is scheduled from 2018 through 2026. This 22-mile corridor serves more than 300,000 vehicles daily. The \$4 billion project is scheduled from 2018 through 2026. The Central Tri-State Tollway is being reconstructed to increase capacity, reduce congestion and improve travel reliability. This work is part of the Tollway's 15-year, \$14 billion capital program. More than 220,000 vehicles use this portion of the Tri-State Tollway daily.

Additional information can be found here: <https://www.illinoistollway.com/projects/tri-state/central-tri-state-reconstruction>

EXPANSION HIGHLIGHTS

- Will increase capacity
- Will reduce congestion
- Improve travel reliability
- Part of the Tollway's 15-year, \$14 billion capital program, Move Illinois: The Illinois Tollway Driving the Future
- More than 220,000 vehicles use this portion of the Tollway each day

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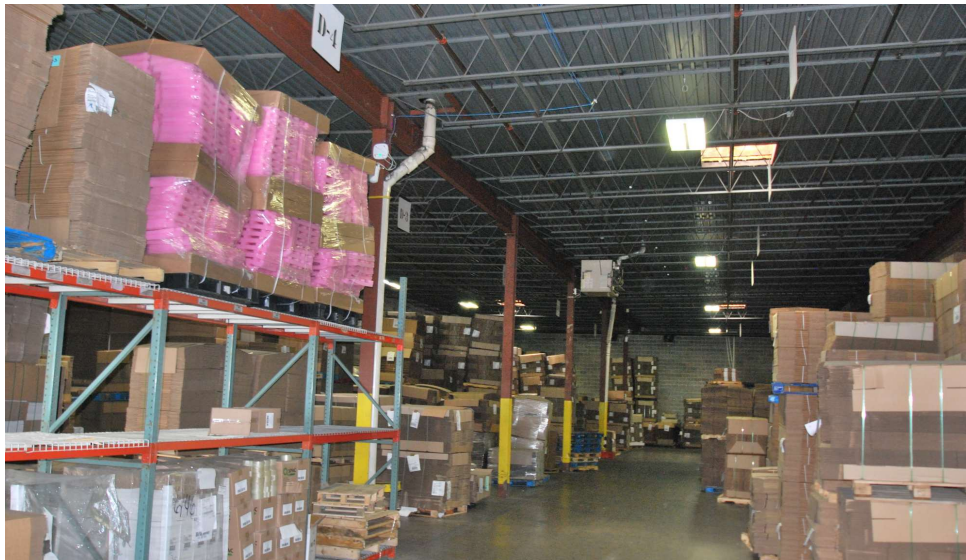
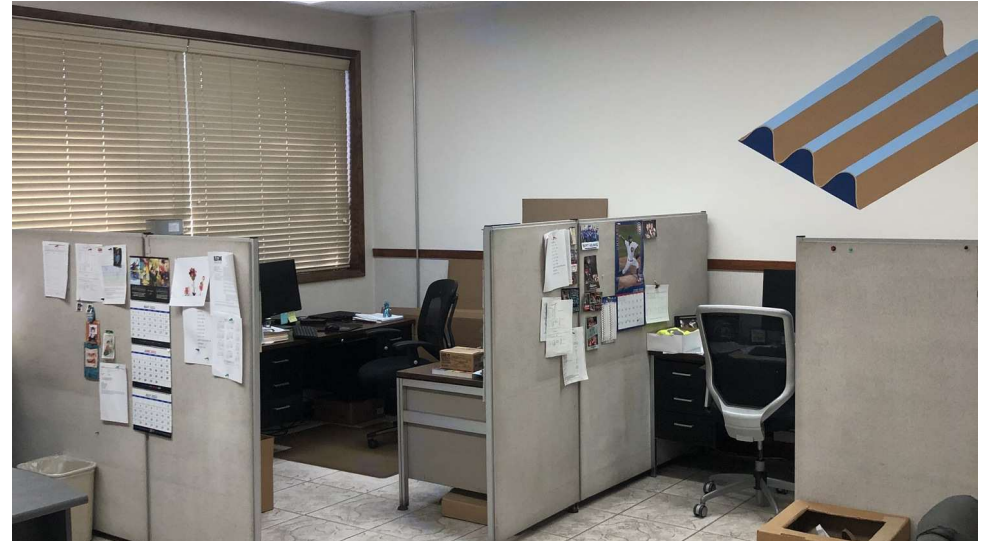
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PROPERTY PHOTOS

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TENANT OVERVIEW

Company:	Liberty Packaging Inc., an LDI Company
Founded:	1918
Locations:	18 locations across 10 states and Mexico
Total Revenue:	\$700m
Headquarters:	Minnesota (LDI)
Website:	www.libertypackaginginc.com

THE LIBERTY LEGACY: OVER 100 YEARS OF INNOVATION

Liberty Diversified International (LDI) is a family of companies operating in four core markets: corrugated packaging, paper, plastics, and workplace solutions. Headquartered in Minneapolis, Minnesota, LDI is one of the largest privately held companies in Minnesota, employing more than 1,900 individuals across our manufacturing and production facilities. Business operations are located in Minnesota, Iowa, Illinois, Nebraska, Virginia, Georgia, Mississippi, Texas, Arizona, California and Mexico.

MARKET OVERVIEW

Corrugated industry revenues have been up through 2020 and 2021 from 15% to 25%. Alois 2021 was 19% over prior year, Liberty was up over 20%. Demand has been, and continues to exceed capacity, price pressure is much lower than the historical norm. Liberty has begun the upgrading of existing equipment and the plan is for additional machinery in 2022 and 2023. Capital facility improvements are also planned or in progress. These include new dock plates, personnel door key fob entry system, and full facility camera security system.

LIBERTY PACKAGING PRODUCTS

- Corrugated packaging solutions
- E-commerce packaging solutions
- Interior packaging & protection
- Bulk packaging
- Retail packaging
- Pallets

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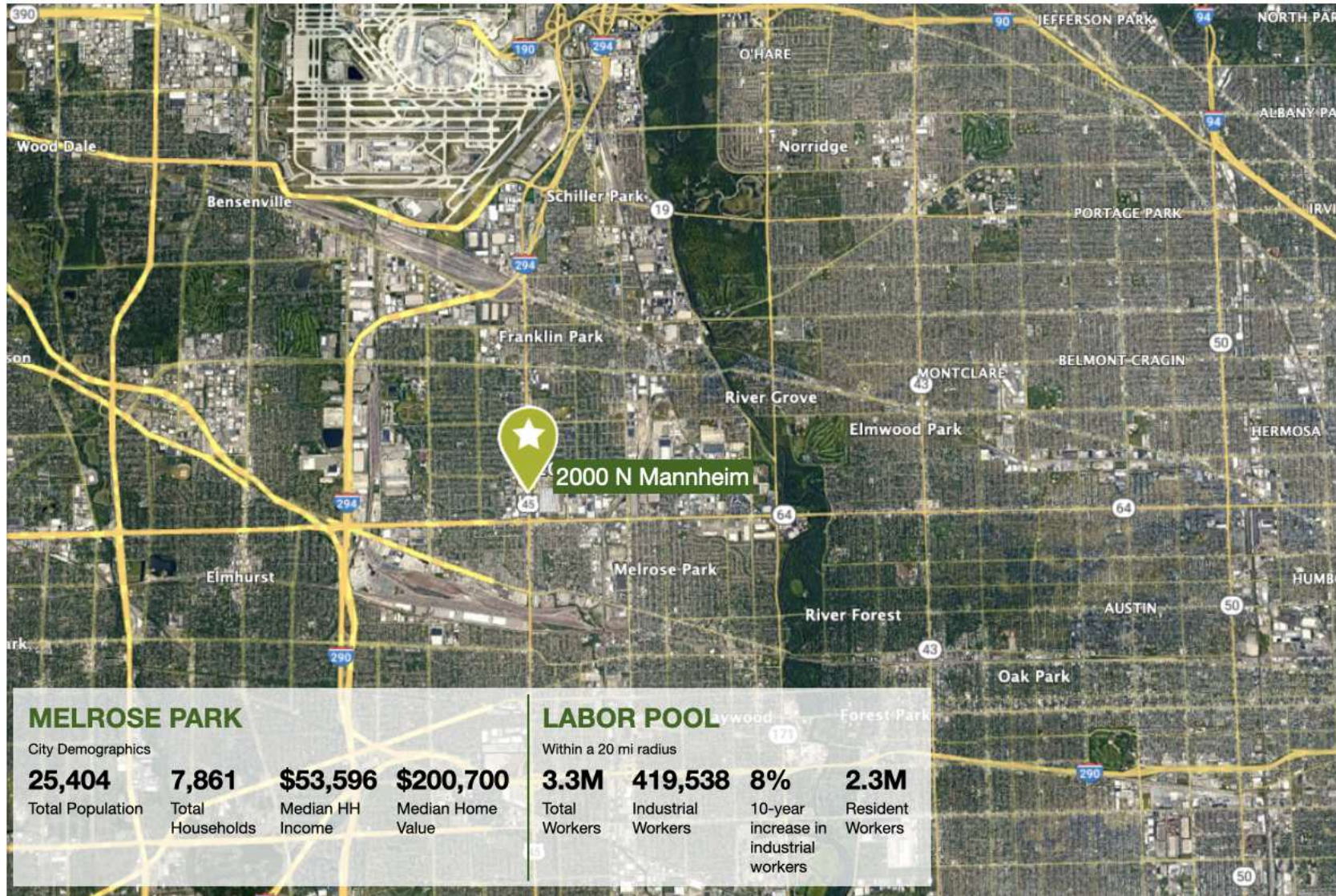
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DEMOGRAPHICS

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