



SALE BROCHURE

Manufacturing Opportunity | Redevelopment Industrial Building

80-90 NORTH STREET

Park Forest, IL 60466

PRESENTED BY:

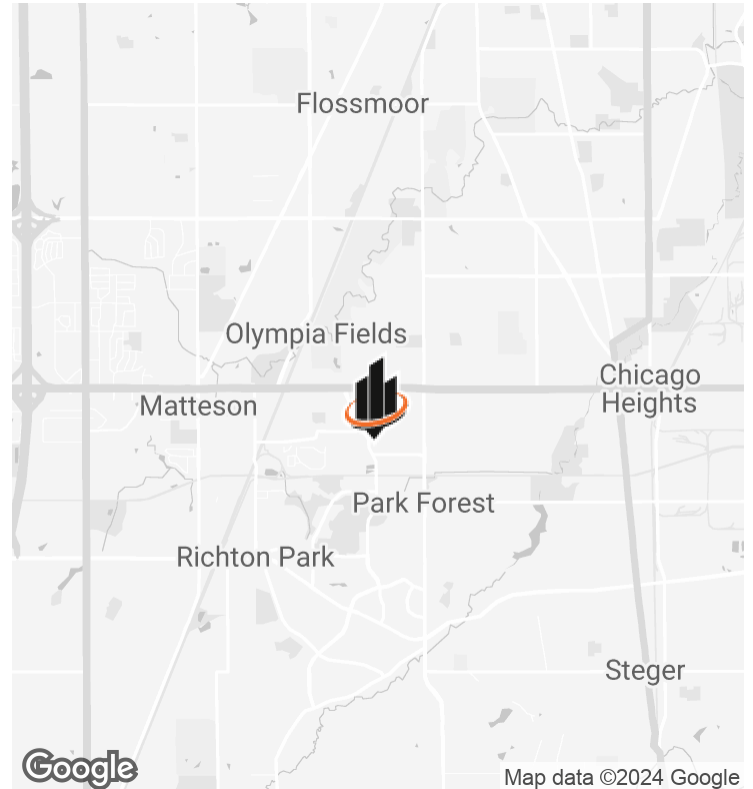
KAREN KULCZYCKI, CCIM

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IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,750,000
BUILDING SIZE:	123,600 SF
LOT SIZE:	7.5 Acres
PRICE / SF:	\$54.61
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. Capital improvements are needed. Zoned for Cold Storage, Food Production and Cannabis Craft Grow uses. Priced below replacement cost and Seller Financing Available.

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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FLOOR PLAN

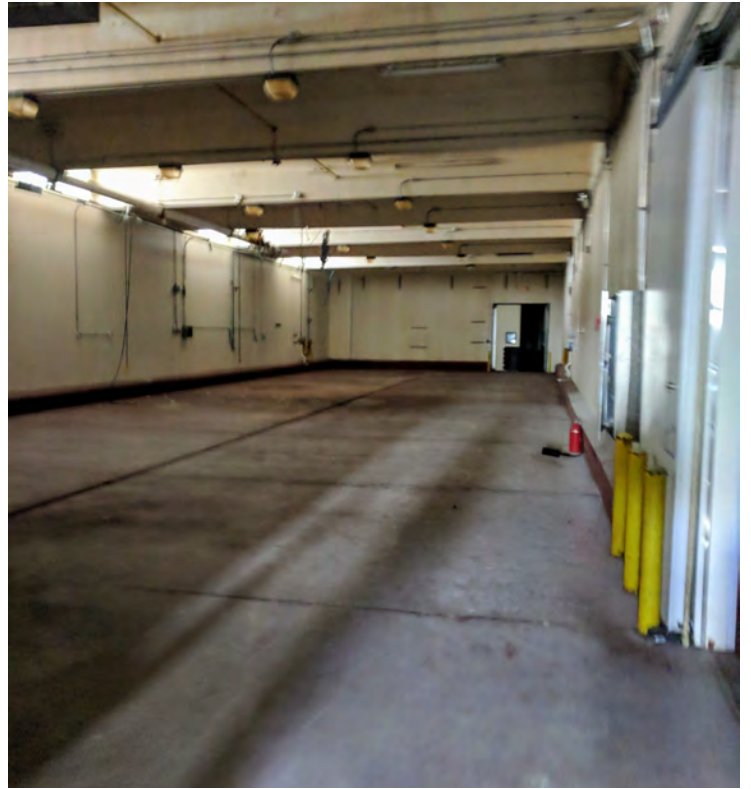
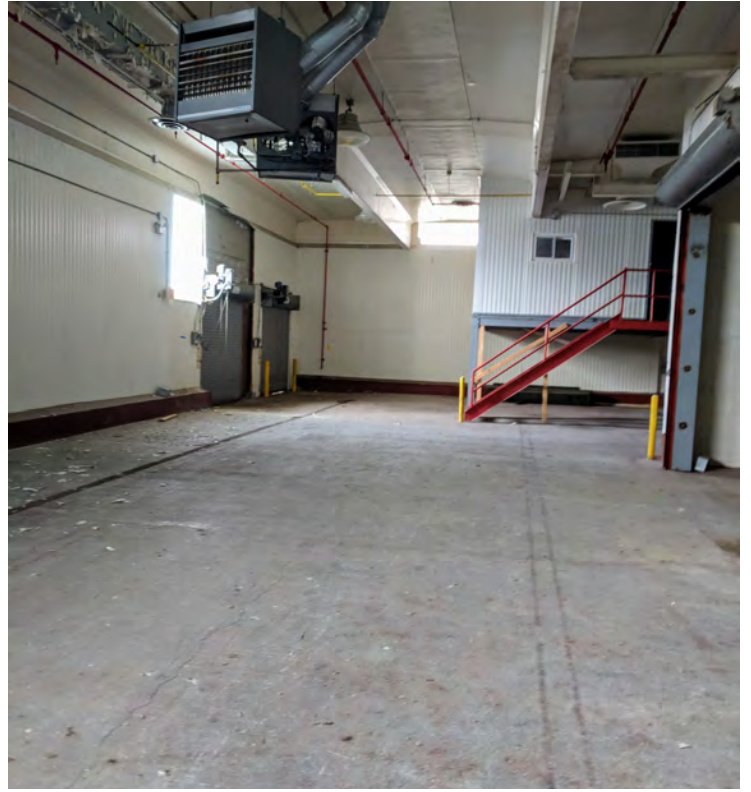
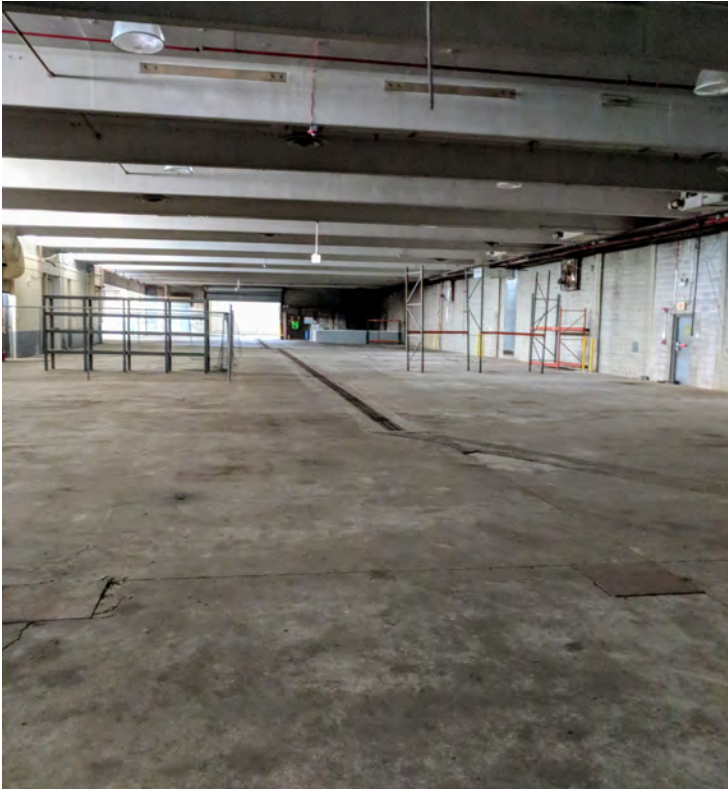


Storage Summary

- Coldroom 1 - 92 pallets
 - Coldroom 2 - 88 pallets
 - Coldroom 3 - 399 pallets
 - Coldroom 4 - 417 pallets
 - Coldroom 5 - 36 pallets
 - Coldroom 6 - 132 pallets
- Total pallets stored - 1,164

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INTERIOR PHOTOS



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PROPERTY AERIAL



KAREN KULCZYCKI, CCIM

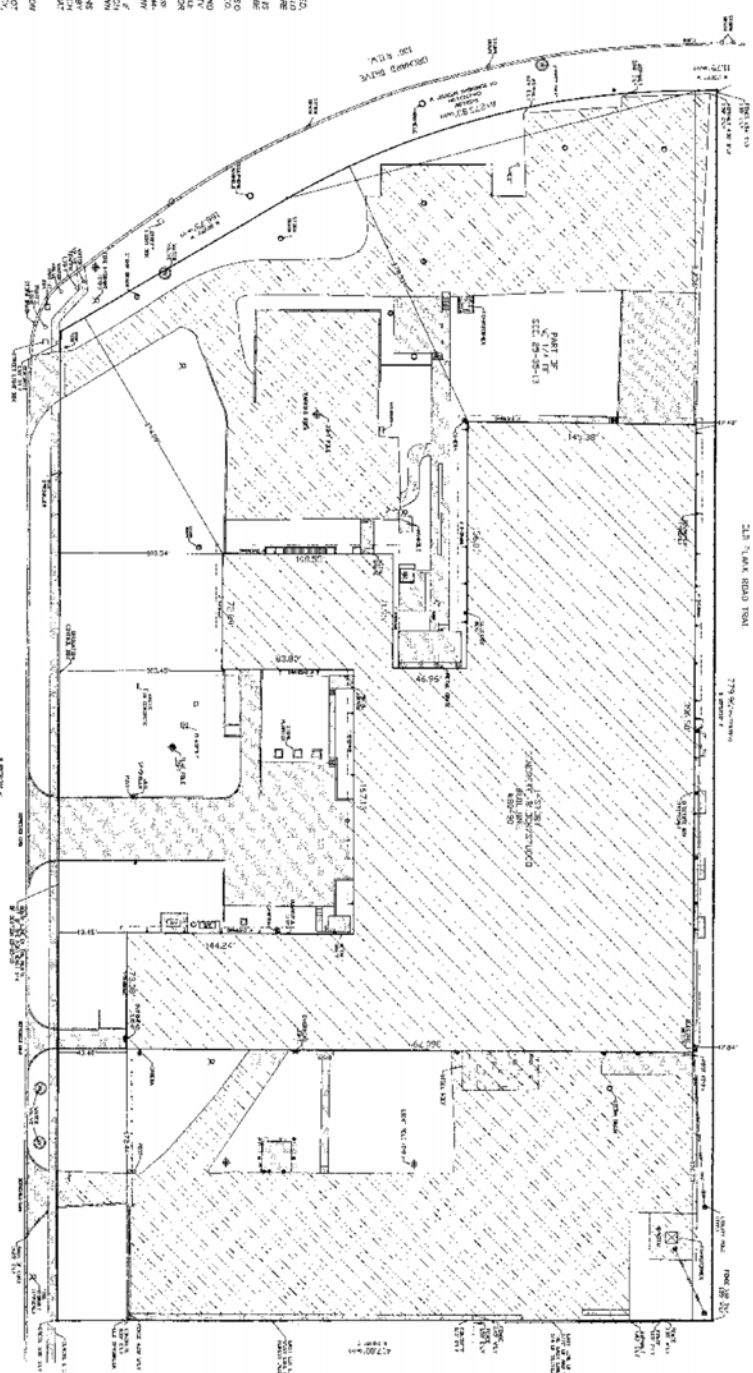
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SURVEY

'ALTANSPPS LAND TITLE SURVEY'

THE NORTH 417 FEET OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE 1770 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25 AND EASTERN OF THE WEST LINE OF THE WEST 1/2 OF SAID SECTION 25, BEING PART OF THE LANDS OF THE STATE OF COOK COUNTY, ILLINOIS, ON JANUARY 31, 1893 AS DOCUMENT 77124191 BOOK 629, PAGES 40 AND 48, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 80-90 NORTH ST., PARK FOREST, IL 60466
 PIN NO. 31-25-200-009-000 AND 31-25-200-011-000



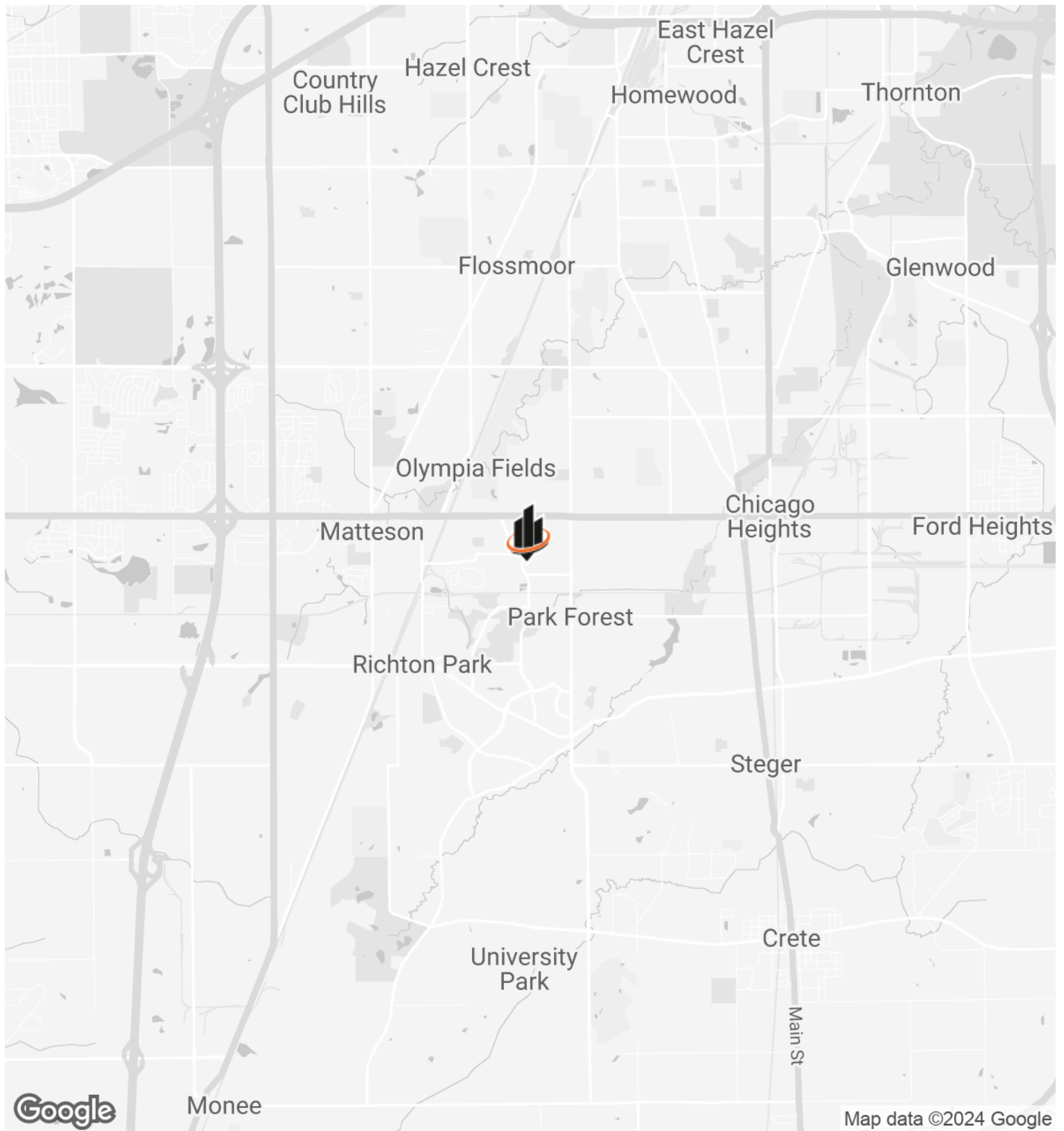
THIS SURVEY AND TITLE SURVEY WAS MADE BY KAREN KULCZYCKI, CCIM, A PROFESSIONAL SURVEYOR IN THE STATE OF ILLINOIS, ON JANUARY 31, 2017 AS PART OF THE ALTANSPPS LAND TITLE SURVEY. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT AND THE ILLINOIS PROFESSIONAL SURVEYOR REGULATION BOARD. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT AND THE ILLINOIS PROFESSIONAL SURVEYOR REGULATION BOARD. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT AND THE ILLINOIS PROFESSIONAL SURVEYOR REGULATION BOARD.

BY: KAREN KULCZYCKI, CCIM
 SURVEYOR

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
1	SECTION 25	108,900	100%
2	SECTION 26	108,900	100%
3	SECTION 27	108,900	100%
4	SECTION 28	108,900	100%
5	SECTION 29	108,900	100%
6	SECTION 30	108,900	100%
7	SECTION 31	108,900	100%
8	SECTION 32	108,900	100%
9	SECTION 33	108,900	100%
10	SECTION 34	108,900	100%
11	SECTION 35	108,900	100%
12	SECTION 36	108,900	100%
13	SECTION 37	108,900	100%
14	SECTION 38	108,900	100%
15	SECTION 39	108,900	100%
16	SECTION 40	108,900	100%
17	SECTION 41	108,900	100%
18	SECTION 42	108,900	100%
19	SECTION 43	108,900	100%
20	SECTION 44	108,900	100%
21	SECTION 45	108,900	100%
22	SECTION 46	108,900	100%
23	SECTION 47	108,900	100%
24	SECTION 48	108,900	100%
25	SECTION 49	108,900	100%
26	SECTION 50	108,900	100%
27	SECTION 51	108,900	100%
28	SECTION 52	108,900	100%
29	SECTION 53	108,900	100%
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64	SECTION 88	108,900	100%
65	SECTION 89	108,900	100%
66	SECTION 90	108,900	100%
67	SECTION 91	108,900	100%
68	SECTION 92	108,900	100%
69	SECTION 93	108,900	100%
70	SECTION 94	108,900	100%
71	SECTION 95	108,900	100%
72	SECTION 96	108,900	100%
73	SECTION 97	108,900	100%
74	SECTION 98	108,900	100%
75	SECTION 99	108,900	100%
76	SECTION 100	108,900	100%

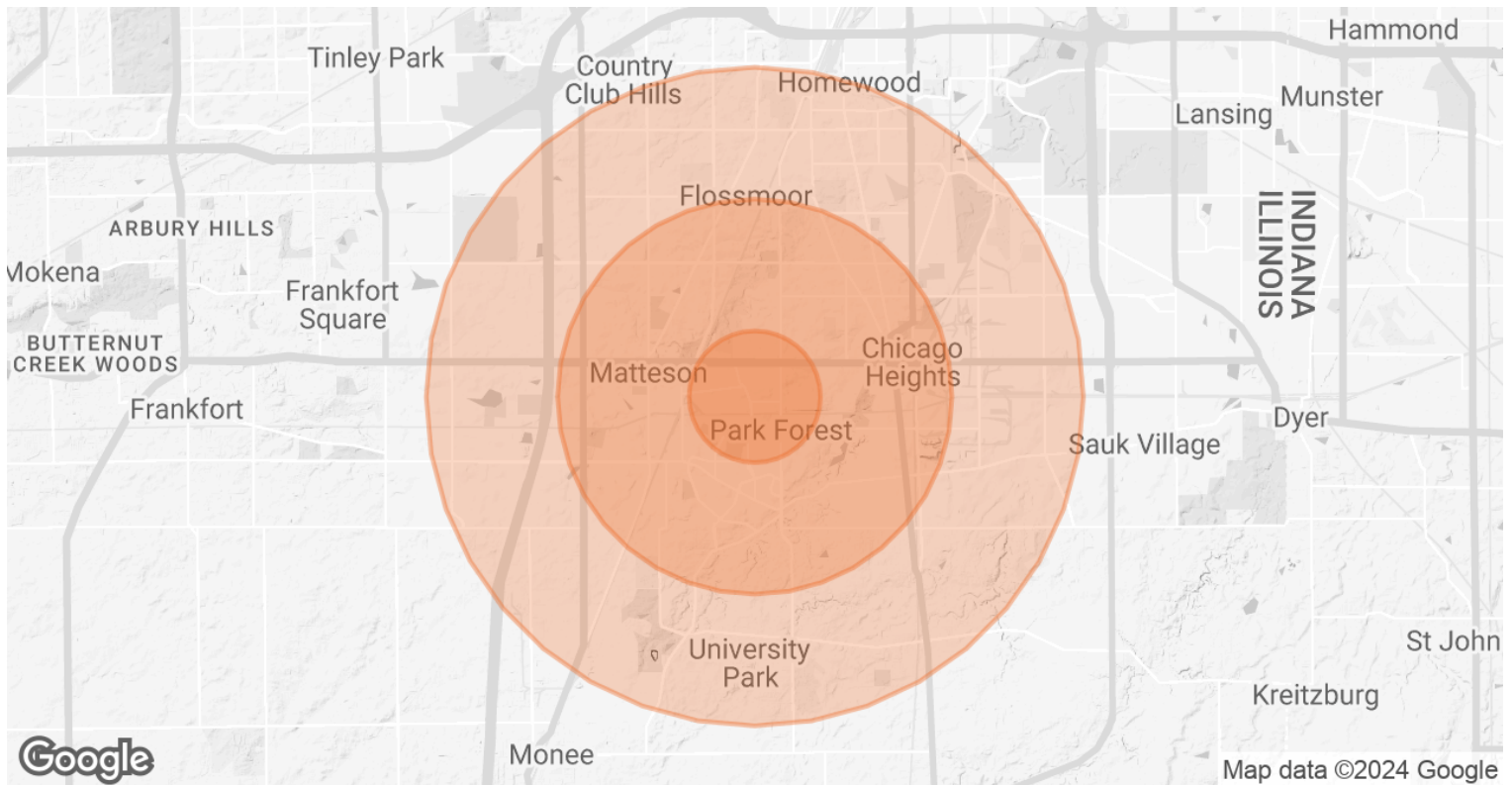
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LOCATION MAP



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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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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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