



# Industrial Building in Chicago Stockyards

4114 S. Peoria Street, Chicago, IL

CONFIDENTIAL OFFERING MEMORANDUM


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# Property Description

PROPERTY DESCRIPTION

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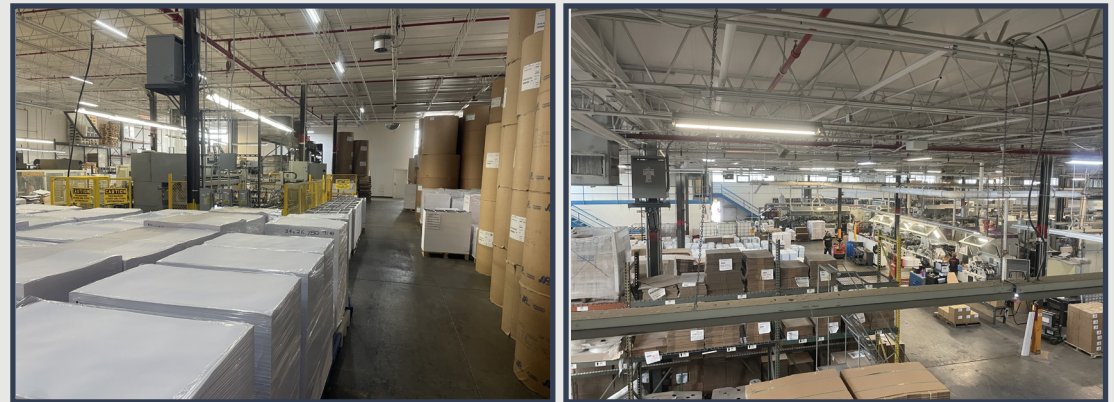


# Property Description

Avison Young is pleased to offer for sale an approximately 48,000 square foot industrial building 100% occupied.

The property sits in the highly coveted Chicago Stockyards Industrial Park off of Interstate 290 at Pershing & Halsted and minutes from the Cicero Avenue exit allowing ease of access and a centerpoint to both the downtown Chicago CBD as well as the Chicago's highly populated west Suburbs making this an attractive location.

The property provides investors with a lucrative investment opportunity producing passive long-term income through the extension of in-place tenants.



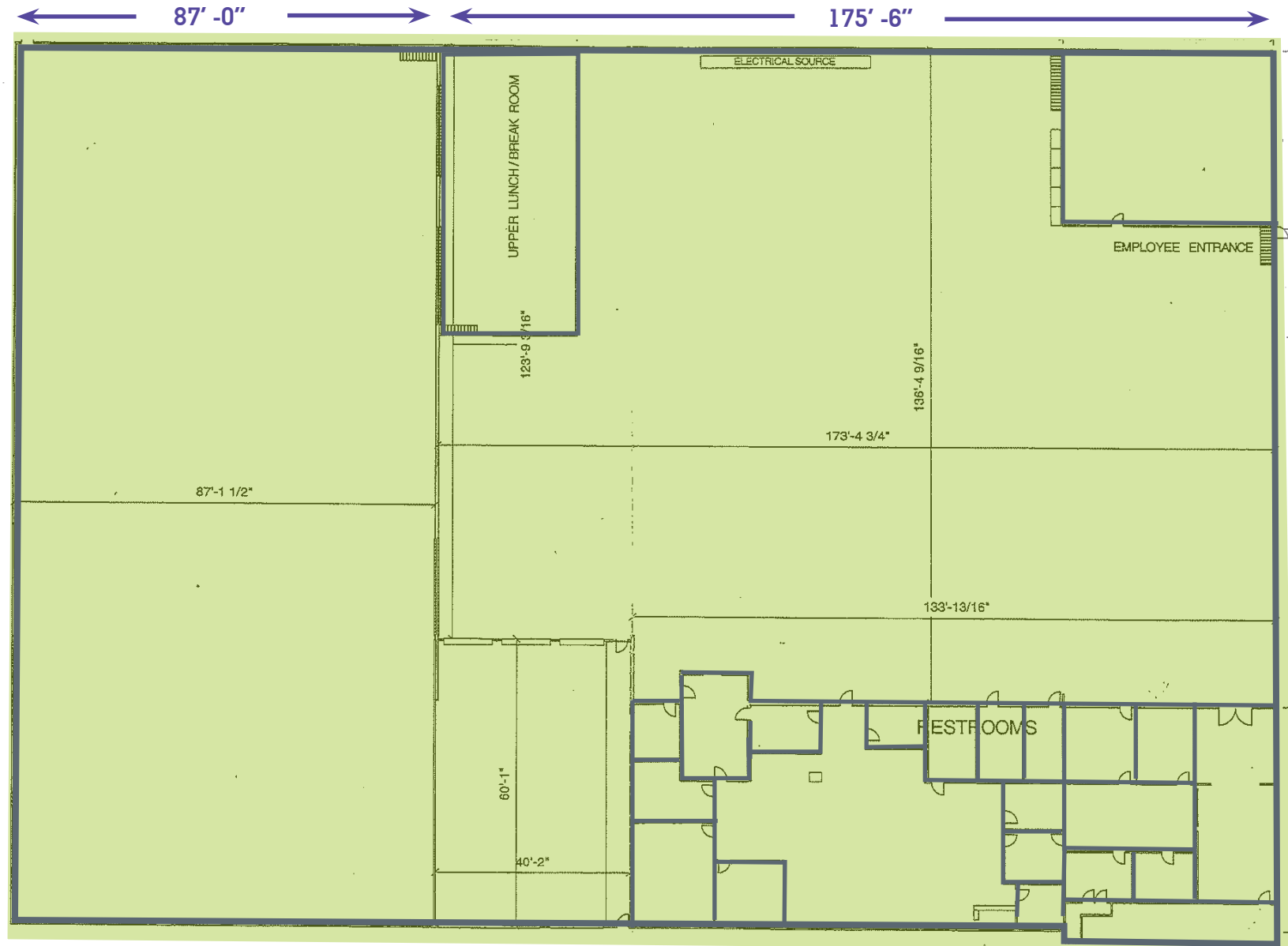
## PROPERTY OVERVIEW

ADDRESS	4114 Peoria Street Chicago, IL
YEAR BUILT	1969
TOTAL ACRES	1.58 acres
<b>BUILDING FEATURES</b>	
TOTAL SQUARE FEET	Apprxomiatly 48,716 SF
OFFICE SIZE	6,298 SF
CEILING HEIGHT	18' clear
AUTO PARKING	40 cars
LOADING	3 interior docks
COLUMNS	25'w X 25'd
POWER	1400a 480v 3-phase
PARKING	44 striped spots & street parking
SPRINKERS	Wet system
ZONING	PMD 8
PIN	20-05-200-053-0000
REAL ESTATE TAXES	\$80,992 (2024 paid 2025)



# Site Plan

4114 SOUTH PEORIA STREET, CHICAGO, IL







CHICAGO, IL

# Market Overview

STOCKYARDS AREA OVERVIEW

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SOUTH CHICAGO INDUSTRIAL  
MARKET OVERVIEW

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CHICAGO INDUSTRIAL  
MARKET OVERVIEW

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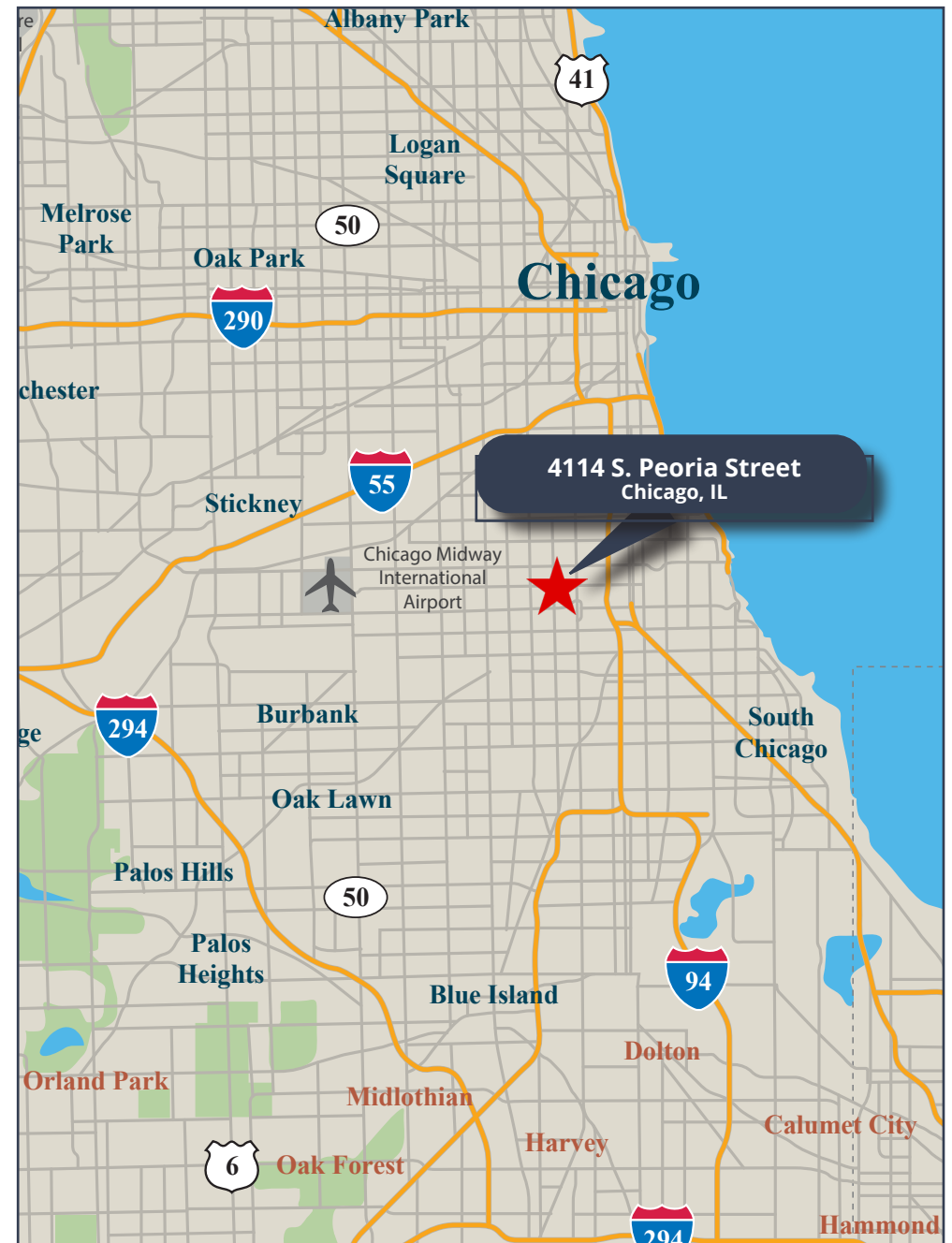
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## THE CHICAGO STOCKYARDS

The Stockyards Industrial Park is home to approximately 265 businesses employing nearly 15,000 people, with a wide range of operations including warehouses, manufacturing plants, and office space which spans an area of roughly 1,497.8 acres, bordered by Pershing Road, Halsted Avenue, 47th Street, and Ashland Avenue. The industrial park is considered a significant employment hub in Chicago and is supported by several Tax Increment Financing (TIF) districts and special service areas to foster economic development.

Additionally, the area benefits from access to major rail lines and highways, making it a hub for logistics and freight distribution. Warehousing and transportation operations take advantage of legacy infrastructure, supporting the efficient movement of goods in and out of Chicago.





An aerial photograph of Chicago, Illinois, showing the city's layout from the downtown skyline in the north to the outskirts in the south. The image is divided into four quadrants by two purple lines. The top-right quadrant is labeled 'DOWNTOWN CHICAGO'. The bottom-left quadrant is labeled 'CHICAGO STOCKYARDS'. The bottom-right quadrant is labeled 'HALSTED STREET'. The top-left quadrant is labeled 'PERSHING ROAD'. A blue and red shield with the number '55' is visible in the top-left quadrant. The Chicago River flows through the city, and Lake Michigan is visible in the background.

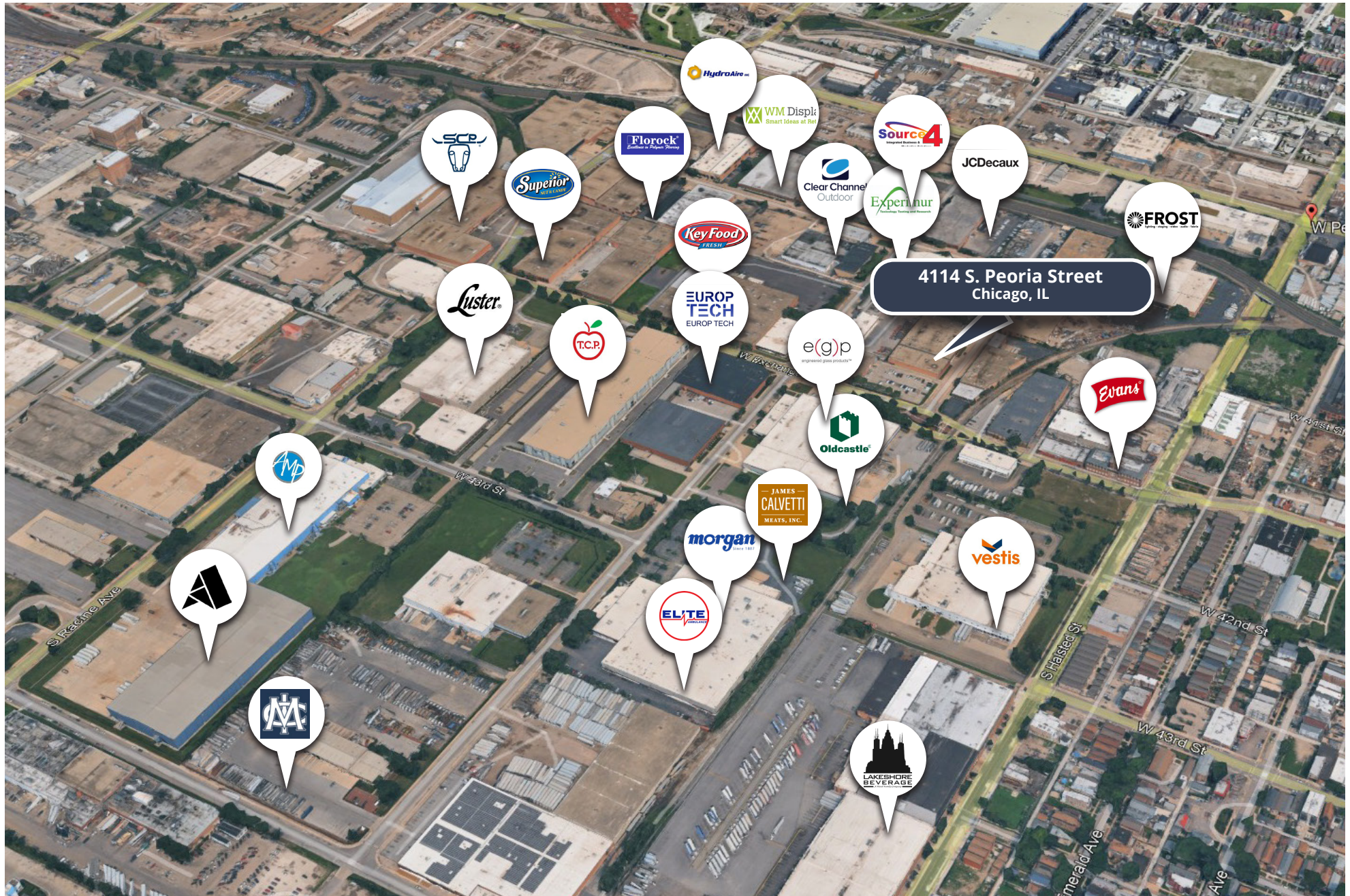
**DOWNTOWN  
CHICAGO**

**PERSHING ROAD**

**CHICAGO  
STOCKYARDS**

**HALSTED STREET**

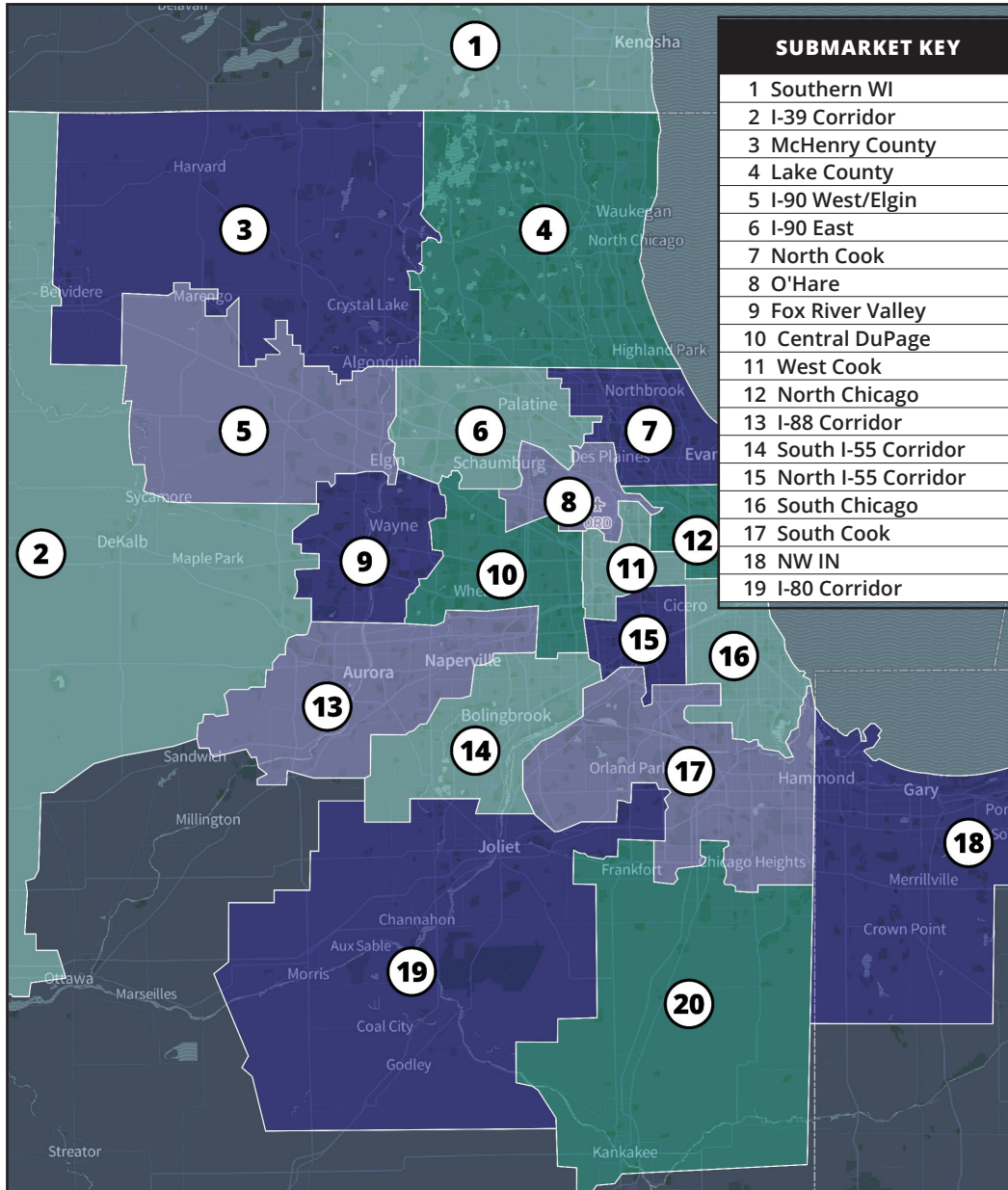






# South Chicago Industrial Submarket

Q2 2025 Summary & overall submarket stats



The South Chicago industrial market is Chicago's fourth largest submarket and continued to show resilience heading into 2025. Vacancy remains low, recorded at 4.7% at the end of Q2 2025 and is comprised of mostly older inventory with over 70% classified as Class C product.

There is a total of 537,739 sf currently under construction within four properties, with three of the developments being built on a speculative basis and remain available.

The submarket benefits from a strong tenant base of heavy manufacturing companies and access to a great labor pool.

Large tenants within the South Chicago submarket include Target, Dart Container, Method Soap, Assemblers and World's Finest Chocolates.

91.4  
msf

**Inventory  
Existing**

537,739  
sf

**Inventory  
Under  
Construction**

4.7%

**Total  
Vacancy**

316,787  
sf

**Inventory  
Delivered**

-0.2%

**YTD Net  
Absorption**

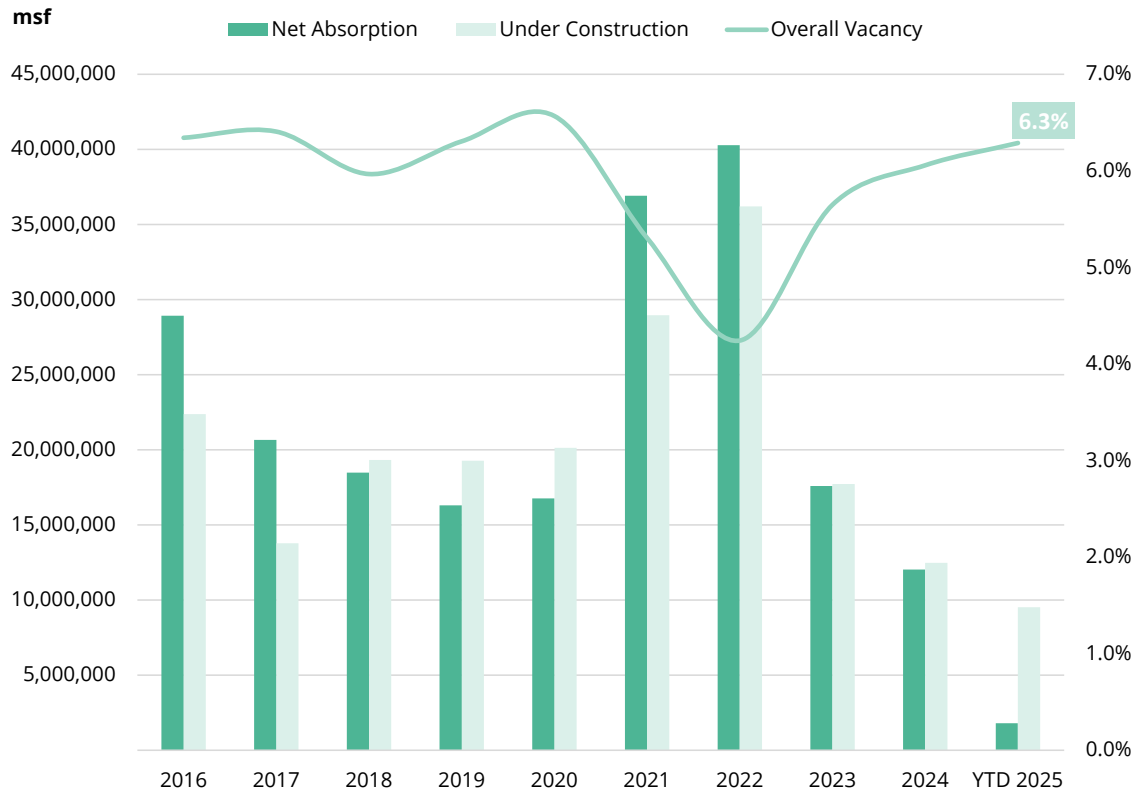
\$7.28  
nnn

**Average  
Rental Rate/  
SF**



# Chicago Industrial Market

## Balancing the scales of industrial space



Overall vacancy increased slightly, up 20 basis points to 6.3% at the end of Q2 2025, compared to the prior quarter, yet remains well below the national vacancy of 9.3%. Historically, net absorption closely mirrors development activity, reflecting the markets ongoing efforts to maintain equilibrium between supply and demand. A strategic pullback in new developments during 2023 helped stabilize the market, reinforcing strong fundamentals and supporting healthier vacancy levels.



# Chicago Industrial Market

## DISTRIBUTION AND LOGISTICS

Chicago is at the center of global trade, transit, data networks and is the **geographical center of the nation**. Chicago is also the railroad hub, highway hub, and the aviation hub of the continent.

Chicago is responsible for **over one billion square feet** of warehouse/distribution, R&D flex and service center space. It reaches a **\$4.4 trillion economy** located around the Great Lakes. Only Hong Kong and Singapore exceed Chicago's freight handling volume in truck, intermodal, air and rail. Nearly 300 distribution centers are operated by Fortune 500 companies.

### Highways



- Industrial users reach a \$5.6 trillion economy within a two-day truck drive of Chicago
- The nation's largest trucking center with over 200 truck terminals
- Ten Interstate highways serving the metropolitan area securing Chicago as the nation's primary transportation hub
- Illinois has more than 2,100 miles of interstate highways and 16,300 state highways

### Air



- O'Hare International Airport is the second biggest landing field in the US
- Chicago's O'Hare ranks among the top US airports in terms of cargo throughput
- In 2023, O'Hare International Airport continued its reign as one of the top ports by value in the nation with \$271 billion in trade, trailing only Port Laredo and Port of Los Angeles.
- MIT ranked O'Hare Airport as the #2 best connected airport in the U.S.

### Rail

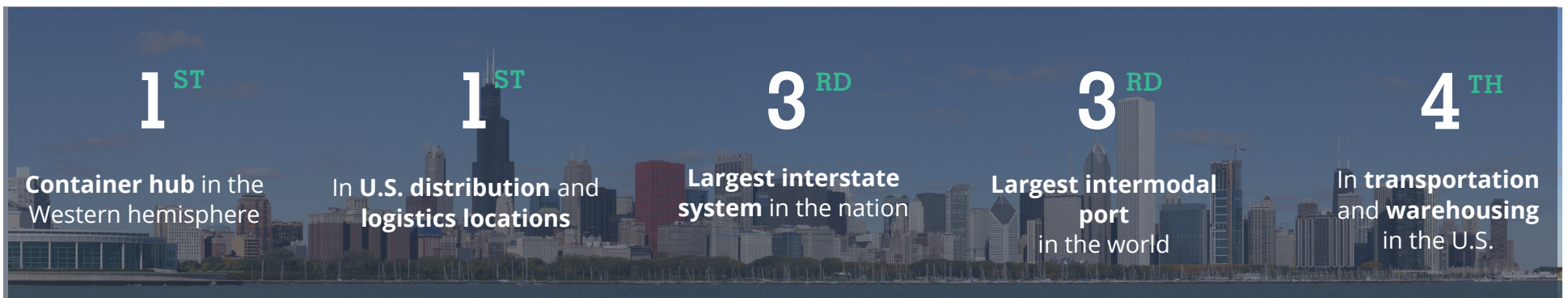


- With 1.6+ million tons shipped from Chicago each day, it is the nation's primary railroad hub with 14 freight rail lines, 11 trunk rail lines and over 417,000 truckloads of freight
- The only city in the US where all six Class-One North American railroads meet
- More lines of railroad tracks radiate in more directions from Chicago than any other city
- 3,700 square mile public transit system serving over 700 million passengers annually

### Ports



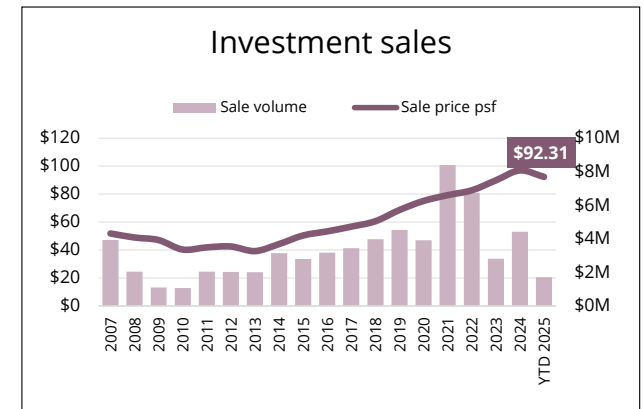
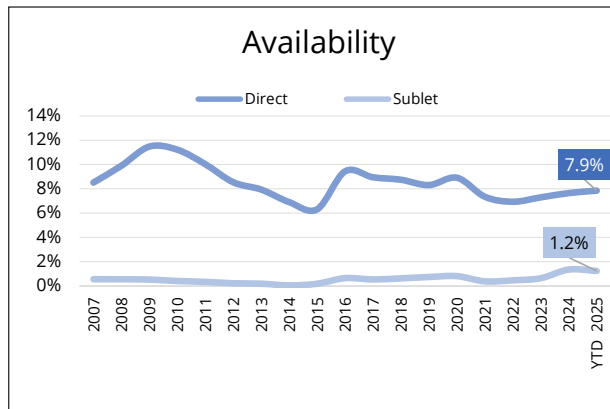
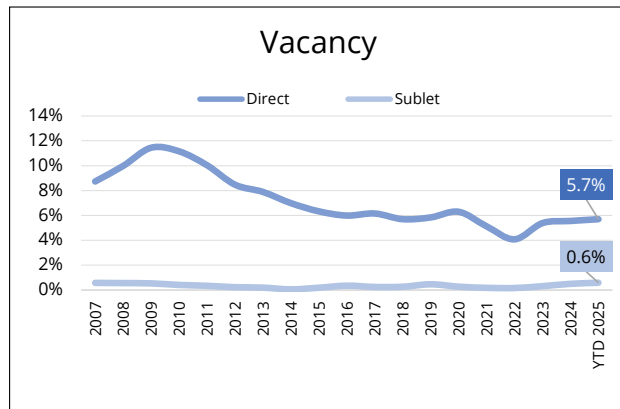
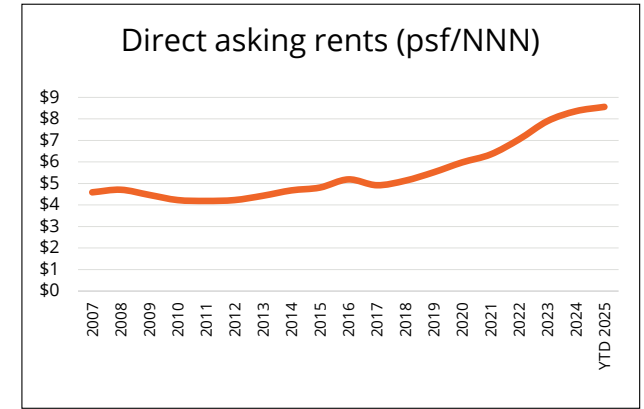
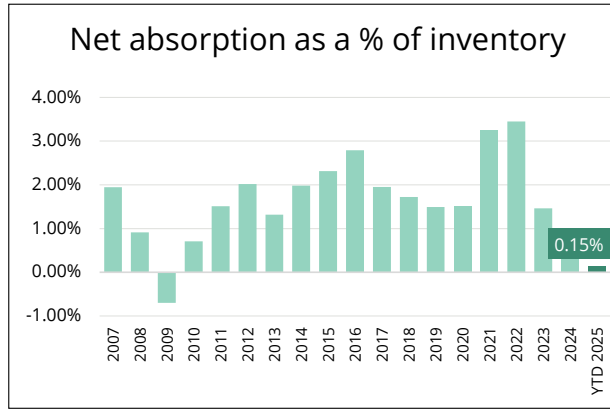
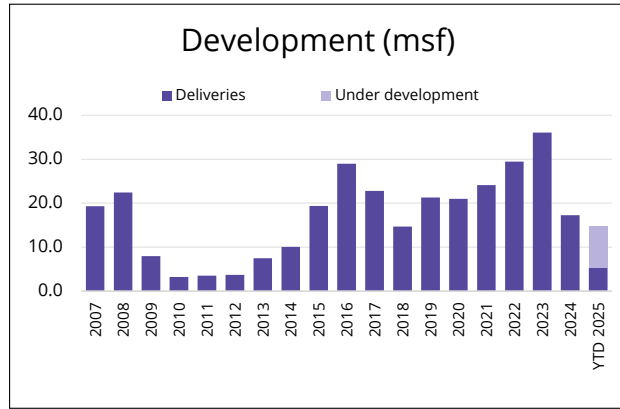
- Excellent port access from Lake Michigan to other Great Lake ports, the Atlantic Ocean and the Gulf of Mexico
- Operated by the Illinois International Port District, it consists of various port facilities, including a terminal with 100 acres of warehouses and facilities on Lake Michigan.





# Chicago Industrial Market

## Q2 2025 MARKET INDICATORS





# Financial Overview

TENANT OVERVIEW

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# Tenant Overview



**Tenant:** Supremex USA, Inc.  
**Headquarters:** 4114 S. Peoria Street, Chicago  
**Website:** [www.royalenv.com](http://www.royalenv.com)

Royal Envelope Company is a Chicago-based, family-run envelope manufacturer and lithography business specializing in custom and specialty envelopes, founded in 1978 and now operating as a division of SupremeX Inc., one of North America's largest envelope producers.

The company expanded through decades of growth, joining SupremeX Inc. and now leveraging the resources of a major North American envelope provider.

Current leadership, which transitioned to descendants of the Founder, continue emphasizing investments in people and infrastructure for sustained success.

The company operates out of two facilities in the Chicagoland area, including a modern Naperville plant boasting advanced equipment and solar energy use.

With custom solutions and high-speed production capabilities, Royal Envelope stands out for its flexibility, precision, and personal service in the envelope manufacturing industry.

The company which employs over 100 staff members, serves both local and national clients and reports annual revenues of approximately \$12.9 million.





# Confidentiality Memorandum and Disclosure Agreement

Avison Young ("Agent") has been engaged as the exclusive agent for the sale of:

## **4114 South Peoria Street, Chicago, IL (The Property)**

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability

whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees, tenants, or owners of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied

or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Avison Young. Seller will be responsible for any commission due to Agent in Connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent's authority to act on its behalf. If you have no interest in the property at this time, please return this Offering Memorandum immediately to:

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The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.





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