



13800 DIVISION STREET

BLUE ISLAND, ILLINOIS

CONFIDENTIAL INVESTMENT SUMMARY



**13800 DIVISION
STREET**



WESTERN AVE

CHATHAM ST

THORNTON RD

139TH ST





INVESTMENT CONTACTS

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INTRODUCTION

Cushman & Wakefield U.S., Inc. has been retained as exclusive advisor and agent to offer to investors the 100% fee simple interest in **13800 Division Street** (the “Property”), a 665,383-square-foot or 15.28-acre manufactured housing site located in Blue Island, Illinois. The site currently features 183 usable manufactured housing lots and is classified within the “Special Use/Planned Development” zoning classification with underlying I-2 “General Industrial” zoning within the City of Blue Island.

PROPERTY OVERVIEW



~15.28
ACRES



I-2
GENERAL INDUSTRIAL ZONING



665K SF
NET RENTABLE AREA



Key Highlights

1

IMPROVED SITE

The site currently features 183 usable manufacturing housing lots. The City is supportive of a zoning change, and the site is surrounded by the necessary infrastructure for development into a industrial site.

2

DYNAMIC FUNDAMENTALS

Well-positioned for institutional investment, the Property has prominent exposure for industrial uses just off 139th Street and direct access of I-57. The Property is well located within a growing industrial corridor with nearly 2.7 million square feet of inventory within one mile of the site with an average direct vacancy of just 0.2% and averaging \$8.67 per square foot (per CoStar). Coupled with positive trends in the overall Chicago industrial market, a future owner is well-positioned to redevelop the site into an industrial use with significant potential future upside

3

OUTSTANDING LOCATION & REGIONAL ACCESSIBILITY

An unmatched location surrounded by solid industrial market demographics and regional accessibility to serve future tenant needs in the region. This well-situated location makes it an ideal redevelopment site.

4

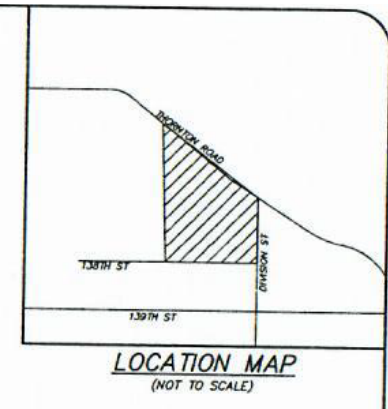
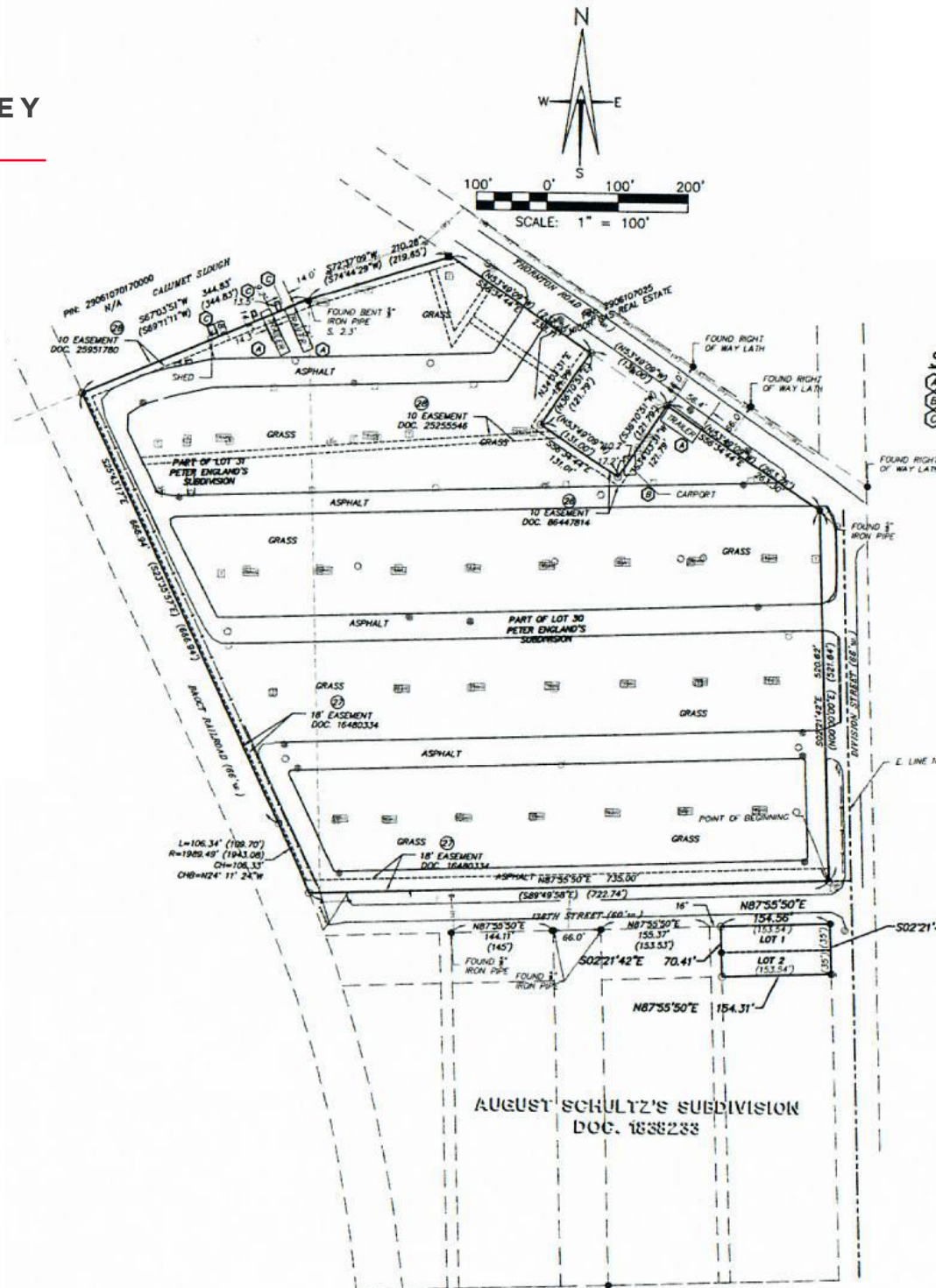
COVERED LAND PLAY

Income generated by the tenants of the leased trailer homes currently on the property provide an investor with income during the initial period of ownership.

SITE PLAN



SURVEY



STATEMENT OF ENCROACHMENTS

- (A) TRAILERS CROSS PROPERTY LINE AS SHOWN.
- (B) CARPORT CROSS PROPERTY LINE AS SHOWN.
- (C) SHEDS CROSS PROPERTY LINE AS SHOWN.

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THORNTON ROAD A ASSUMED BEARING OF S56°34'44"E

TOTAL AREA

665,383± SQ. FT.
15.28± AC.

ZONING INFORMATION

NO ZONING INFORMATION HAVE BEEN PROVIDED AT THE TIME OF THE SURVEY.

AUGUST SCHULTZ'S SUBDIVISION
DOC. 1888233

REGIONAL ACCESSIBILITY



LAND SALE COMPARABLES



	3000 State St	18424 Wolf Rd	300 S Maple St	21500 Gateway Ave
City	South Chicago Heights	Mokena	Frankfort	Matteson
County	Cook	Will	Will	Cook
Sale Date	Nov-2023	Mar-2023	Feb-2023	Feb-2022
Sale Price	\$1,750,000	\$3,031,250	\$3,250,000	\$8,500,000
Price/AC Land	\$145,833	\$606,250	\$124,330	\$157,416
Land Acres	12.00 AC	5.00 AC	26.14 AC	54.09 AC
Land SF	522,720 SF	217,800 SF	1,138,658 SF	2,356,160
Zoning	Industrial District	N/A	Residential	Industrial
Seller	Start Service Inc.	John & Janice Einoder	BorgWarner	Warehouse Specialists, LLC
Buyer	Sunny Realty	A.R.S. Trailer Repair LLC	Michael Zambon	Reich Brothers



**CUSHMAN &
WAKEFIELD**

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