

101,152 SF

For Sale

SOUTH HOLLAND, IL

16500
vincennes ave





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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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Executive Summary

Cook County

Cook County lies in the upper northeastern corner of Illinois and includes a mix of dense urban areas, suburban communities, and unincorporated land. The county spans 946 square miles, with the City of Chicago and its suburbs making up about 85% of the area. The remaining 15% consists of unincorporated regions under the jurisdiction of the County Board of Commissioners.

Government & Services: *Cook County is a home rule county governed by a 17-member Board of Commissioners and a County Board President. It is responsible for public health, safety, and infrastructure, including the maintenance of county highways and the provision of essential services.*

Main Industries: As the second most populous county in the U.S. with over 5.2 million residents, Cook County is a major economic engine for the Midwest. It is home to more than 800 local government units and a wide range of industries including finance, logistics, manufacturing, and technology. The county's central location and infrastructure support a thriving business environment.

South Holland is also a center for several key industries, but primarily known for its strengths in agriculture, horticulture, food production, and logistics.



TRI-STATE
LOGISTICS
CORRIDOR



ZONING
INDUSTRIAL

Directly off I-57, I-80, I-294 and I-94
- Located just 0.5 miles from the Halsted Street Exit, immediate access to I-80 and I-294, and is only 2.3 miles from I-94, placing it at the heart of the Chicago South Suburban Tri-State logistics corridor.



Property Overview

Square Footage	101,152
Acerage	5.54
Clear Height	21'6"
Docks	2
Drive Ins	12
Asking Price	\$11,900,000
Price / SF	\$117.64
Year Built	1999 2018
Construction	Reinforced Concrete - Building A Pre-Engineered Steel - Buildings B-D
Roofs	Buildings engineered to support 1-ton roof mounted bridge crane system



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Pro Forma Lease Summary

Asking Price	\$11,900,000
Year Built	1999 2018
Price PSF	\$117.64
Clear Height	21'6"
Docks	2
Drive Ins	12
Potential Lease Rate	\$10.00/sf
Potential Revenue / Year	\$1,011,520
Potential Return on Price	8.50%
Proposed Term	5.0 Years
Proposed Lease Type	NNN

Investment Highlights

Value-Add Opportunity Offered Well Below Replacement Cost

– This property delivers an efficient layout designed for high-volume logistics and streamlined distribution operations. With direct transportation access, below market-rate leases at \$10/SF, and pricing below replacement cost at \$117. It offers immediate value and long-term stability, which is a rare opportunity to secure a top-tier facility at an attractive entry point.

Strategic Hub for High-Volume Distribution – With over 100,000 square feet of industrial space on a 5.54-acre lot, the property offers ample room for high-volume storage and efficient logistics operations. Its industrial zoning supports warehousing and freight activities, while the site's proximity to major transportation corridors, including I-94 and I-80, ensures quick access to regional and national markets. The expansive layout allows for flexible racking systems, loading docks, and advanced inventory management technology, making it perfectly suited for businesses seeking to optimize supply chain performance and reduce delivery times.

In Demand Facility in a Dense Industrial Corridor - 21'6" Clear Height with two buildings totaling over 100,000 SF with 2 Docks and 12 Drive-ins. Surrounded by complimentary and competing tenants including FedEx Shipping Center, Ferguson Industrial, Amazon, Penske Truck Rentals, Sherwin-Williams Spray Source Center, and USA Truck Inc.





Class 6b Tax Incentive: Driving Industrial Investment - The Class 6b program that is currently in place offers substantial property tax savings for industrial projects involving new construction, major rehabilitation, or re-occupancy of abandoned sites. Approved properties enjoy a reduced assessment rate— 10% for 10 years, then 15% and 20%— compared to the standard 25%, delivering long-term financial benefits. Renewable and supported by programs like SER and CEERM, Class 6B targets high-vacancy areas, older buildings, and projects that create or retain jobs, making it a powerful tool for growth and economic recovery.



Investment Highlights

- **Property | Site** - Includes large diesel and gasoline storage and distribution tanks on-site for vehicle fleets--eliminates off site fueling. Executive offices consists of 20 fully furnished 'turn key'.
- **Quick Access to Chicago Midway International Airport** – Only 18.2 miles from Midway Airport, one of the nation's busiest for regional and cargo traffic, providing efficient air freight connectivity and industrial tenants.
- **Strategically positioned in the South Suburbs** – Located between key industrial hubs such as Harvey, Homewood, and Markham, the site is ideally situated for regional distribution and workforce access throughout greater Chicago.
- **Accessibility Ease for Tenants** – The central location, proximity to major highways, and nearby amenities, including restaurants, fuel stations, and public transit, make this property highly functional and attractive for industrial users.

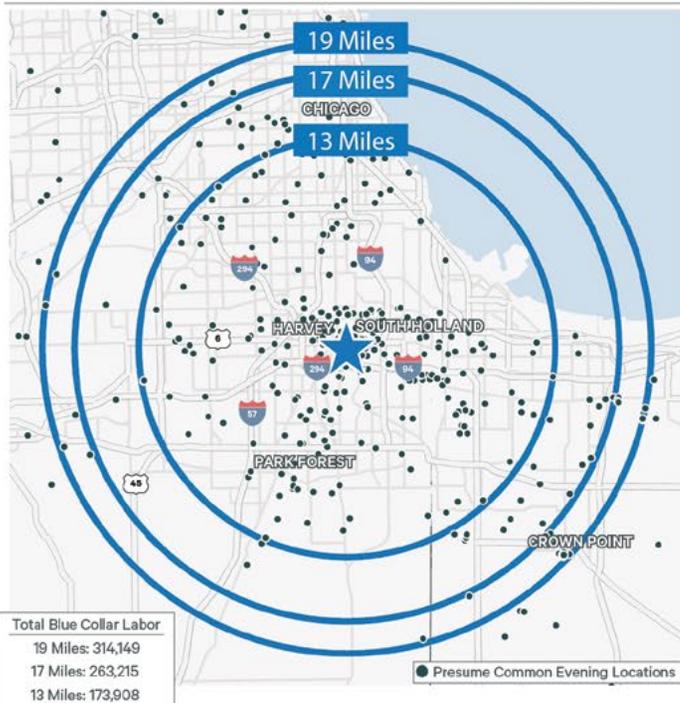


Interior Photos



Massive Mobile Data – Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Mobile data is the most trusted solution for strategic marketplace analysis.

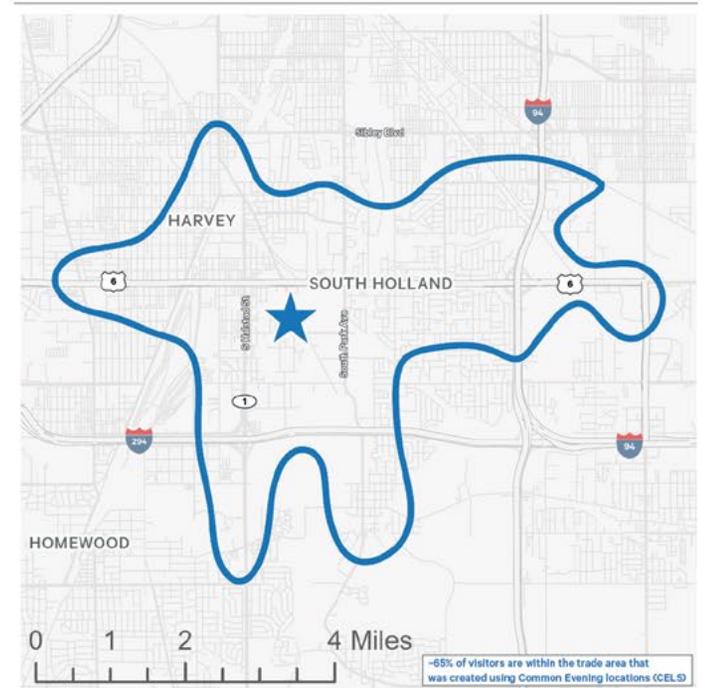
Common Evening Locations & Radius



Trade Area Demographics

Total Population	32,145	Daytime Population	41,732
Labor Force	16,023	2025 Median Home Value	\$162,907
Median Household Income	\$62,265	Average Household Income	\$76,203
Median Age	42.2	Educational Attainment	
		Associate	9.1%
		Bachelor's	13.7%
		Graduate	8.4%

Trade Area



Percent Daytime Locations

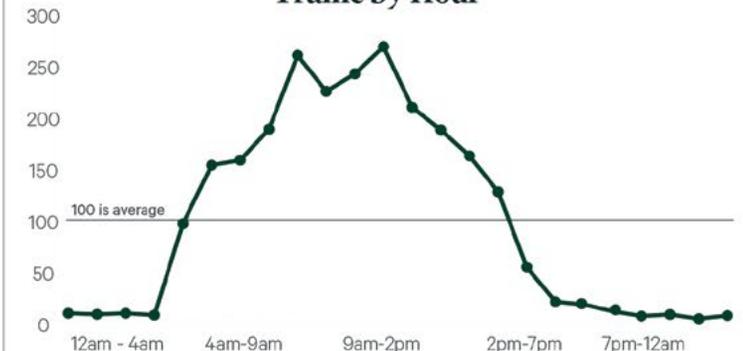
South Holland	22%
Chicago	8%
Harvey	7%
Crown Point	4%

Percent Evening Locations

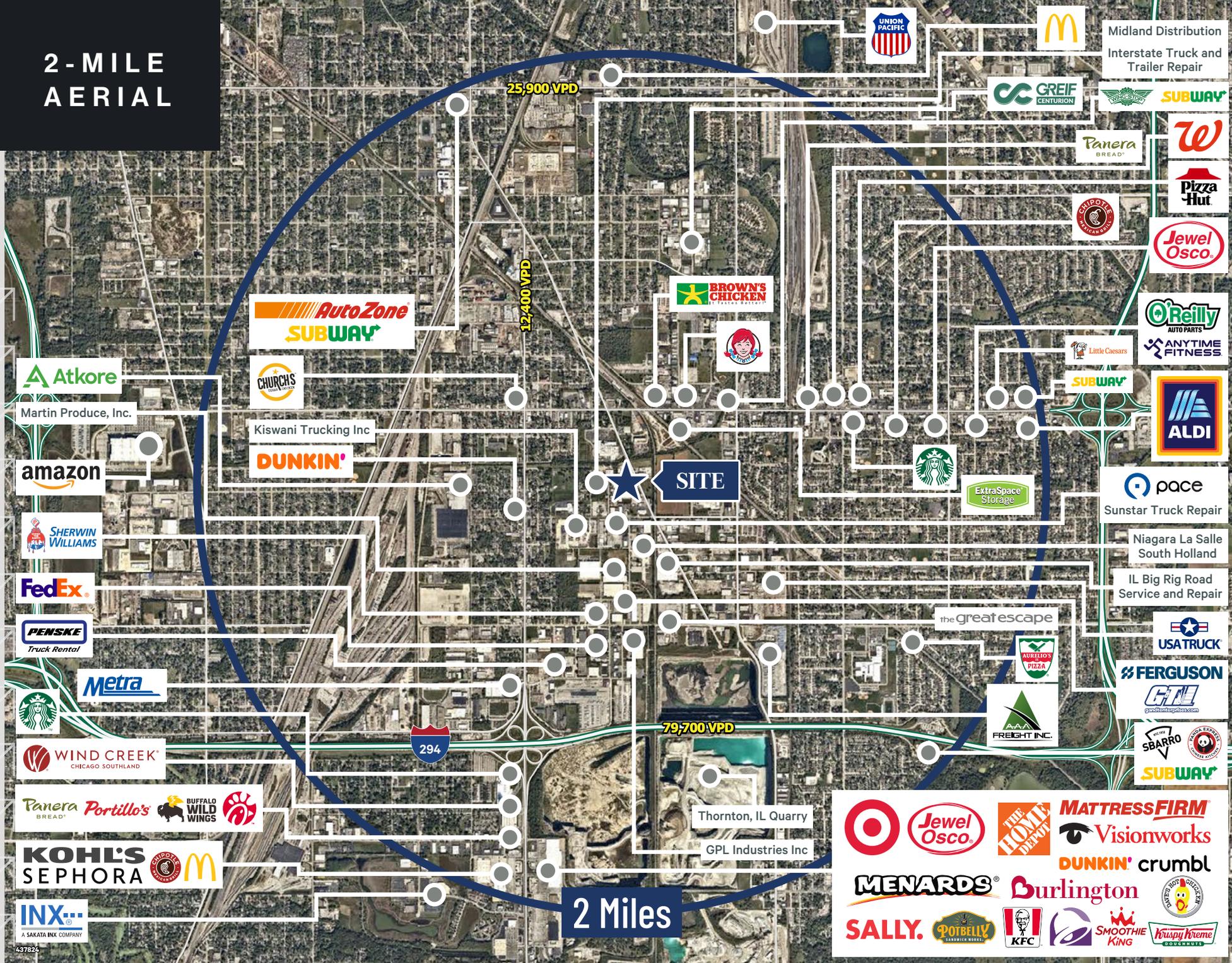
South Holland	10%
Crown Point	9%
Chicago	8%
Park Forest	7%



Traffic by Hour



2-MILE AERIAL



Atkore
Martin Produce, Inc.

amazon

SHERWIN WILLIAMS

FedEx

PENSKE
Truck Rental

Starbucks

WIND CREEK
CHICAGO SOUTHLAND

Panera Bread **Portillo's** **BUFFALO WILD WINGS**

KOHL'S **SEPHORA** **CRISPOTE** **McDonald's**

INX
A SAKATA INX COMPANY

AutoZone
SUBWAY

CHURCH'S

Kiswani Trucking Inc

DUNKIN'

BROWN'S CHICKEN
"THE TEXAS BROTHER"

Little Caesars

SITE

79,700 VPD

Thornton, IL Quarry

GPL Industries Inc

2 Miles

UNION PACIFIC

McDonald's

Midland Distribution
Interstate Truck and
Trailer Repair

GREIF CENTURIUM

SUBWAY

Panera BREAD

W

Pizza Hut

Jewel Osco

O'Reilly AUTO PARTS

ANYTIME FITNESS

ALDI

pace
Sunstar Truck Repair

Niagara La Salle
South Holland

IL Big Rig Road
Service and Repair

USATRUCK

FERGUSON

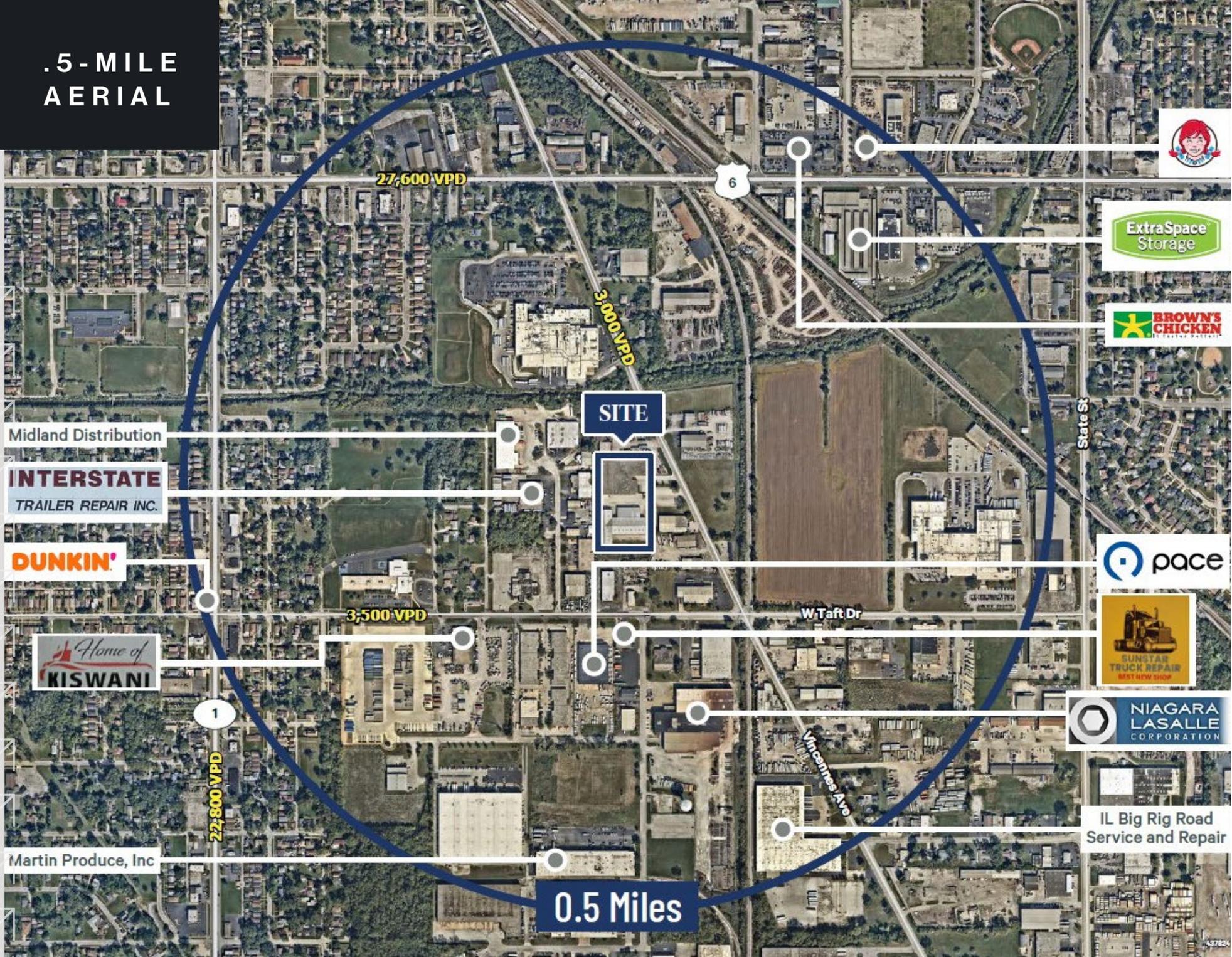
GTI
gandhitehospitals.com

SBARRO **PIZZA EXPRESS**

SUBWAY

Target **Jewel Osco** **THE HOME DEPOT** **MATTRESS FIRM**
Visionworks
DUNKIN' crumbl
MENARDS **Burlington**
SALLY. **POTBELLY SANDWICH WORKS** **KFC** **SMOOTHIE KING** **Krispy Kreme**

.5-MILE AERIAL





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Demographics

Demographic Comprehensive	3 MILES	5 MILES	7 MILES
Population			
2024 Population	77,943	224,624	445,151
2029 Population - Projection	76,197	219,344	435,546
Generations			
Generation Alpha	9.5%	9.9%	10.0%
Generation Z	23.3%	23.9%	23.6%
Millennials	21.8%	22.4%	22.7%
Generation X	19.7%	19.8%	19.8%
Baby Boomers	21.3%	20.1%	19.9%
Greatest Generations	4.4%	4.0%	4.1%
Household Income			
Average Household Income	\$79,256	\$85,423	\$86,090
Median Household Income	\$61,171	\$64,673	\$65,899
Housing Value			
Median Home Price	\$158,733	\$170,328	\$188,092
Average Home Price	\$191,743	\$216,084	\$227,710
Housing Units			
Owner-Occupied Housing	57.9%	58.2%	58.6%
Renter-Occupied Housing	30.4%	31.7%	31.5%



Cloud Gate, aka "The Bean"

Chicago MSA

#1 U.S. Metro for Corporate Relocation & Expansion (2024)

Chicago outperformed its closest competitor, **Dallas**, by nearly **100 projects**, reaffirming its status as the nation's top destination for business investment.

As of 2025, there are currently **14** Fortune 500 companies and **24** Fortune 1000 companies headquartered in Chicago. These companies in total generate **\$40** billion in annual profit and employ **827,000** people.

In 2024, Chicago received approximately **55.3** million visitors.

Chicago's has the #3 Economy in the U.S. (860 Billion GDP)

Chicagoland's economy ranks the **22nd and 23rd largest economies globally**, just behind Poland and ahead of Belgium and Sweden.

Chicago, Illinois is a key center for corporate headquarters, home to numerous Fortune 500 and Fortune 1000 companies that contribute to its vibrant economy. The city's strong financial sector, diverse industries, and well-established infrastructure make it a vital business hub in the Midwest. Its access to global markets, extensive transportation network, and highly skilled talent pool attract companies from industries such as finance, logistics, healthcare, and manufacturing. These businesses not only fuel economic activity but also enhance Chicago's reputation as a global business center.

In July, Site Selection Magazine once again recognized **Chicago as the Top Metro in the United States** for corporate relocation and investment. This ranking, based on real project data, reflects the city's enduring strength as a business hub-- **a place where companies don't just land-- but expand and thrive.**

Source: Choose Chicago, US500, World Business Chicago



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