

Build-to-Suit Opportunity

LEASE

BTS Manufacturing Warehouse | Cold Storage

80-90 NORTH STREET

Park Forest, IL 60466

PRESENTED BY:

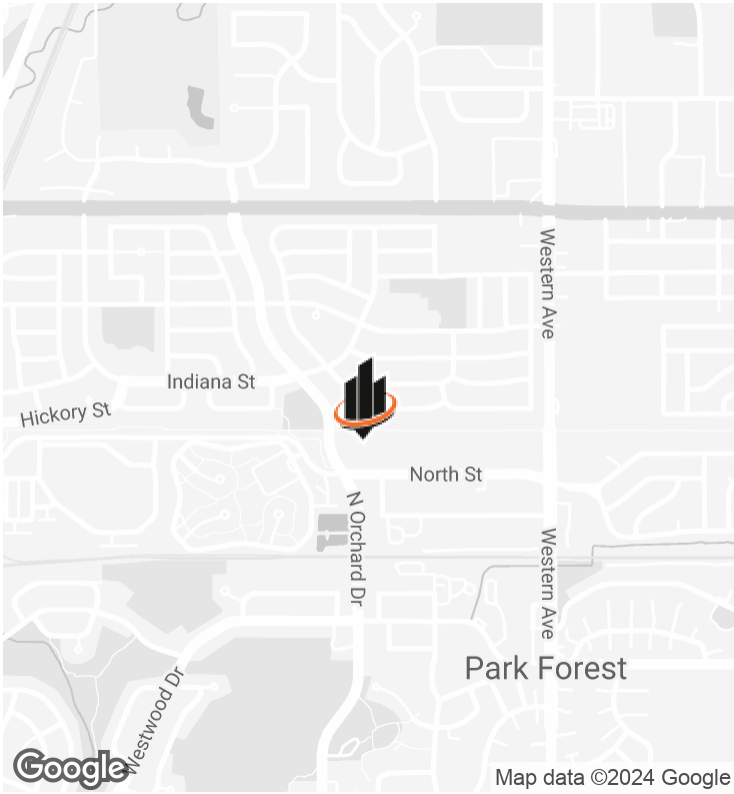
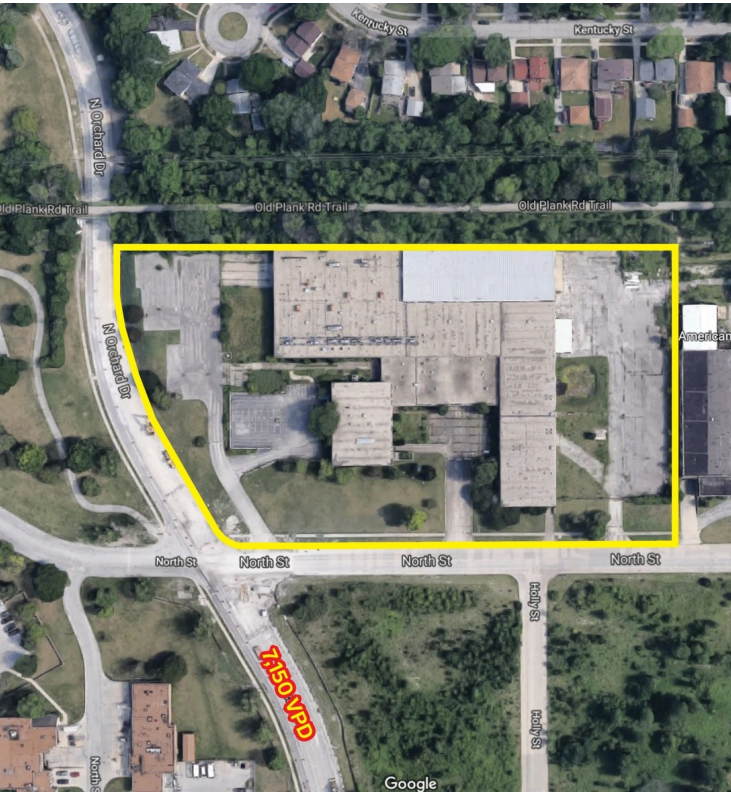
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$7.50 SF/yr (NNN)
BUILDING SIZE:	123,600 SF
AVAILABLE SF:	123,600 SF
LOT SIZE:	7.5 Acres
YEAR BUILT:	1960
RENOVATED:	2001
ZONING:	M-2
MARKET:	Chicago
SUBMARKET:	Far South Cook Indiana
APN:	31-25-200-009-0000; 31-25-200-011-0000

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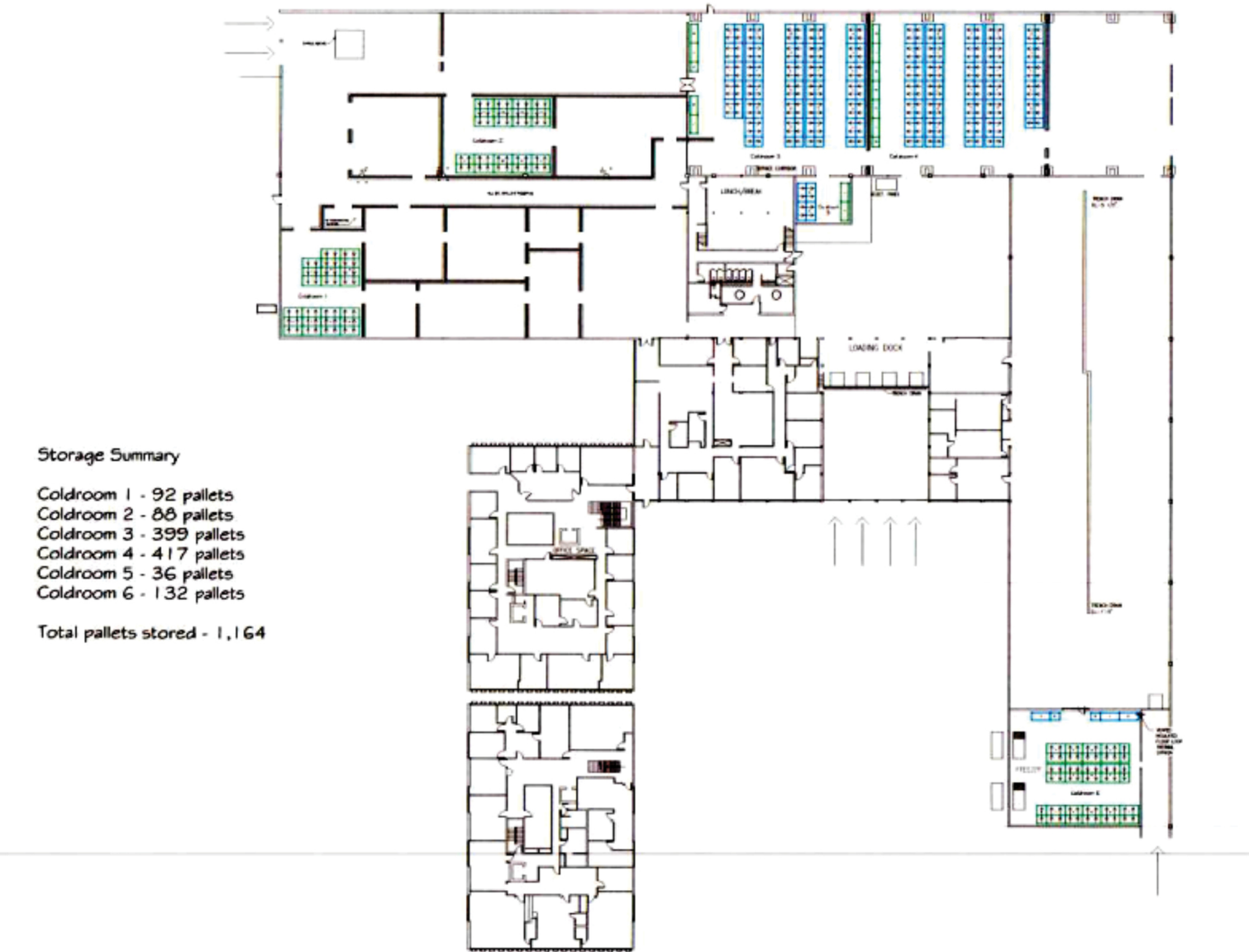
PROPERTY OVERVIEW

Introducing 80-90 North Street, a ±123,600 square foot Office and Industrial Warehouse Redevelopment opportunity on approximately 7.50 acres in Park Forest, Illinois. This prior Food Manufacturing Facility can be built-to-suit for multiple manufacturing uses. The Warehouse provides 5 cold rooms or storage rooms allowing for over 1,100 pallet positions. A total of 7 Docks- 5 Interior and 2 Exterior, 3 Drive-in Doors. Fenced Yard available. Two-story office with conference and break rooms. All concepts and uses will be considered.

PROPERTY HIGHLIGHTS

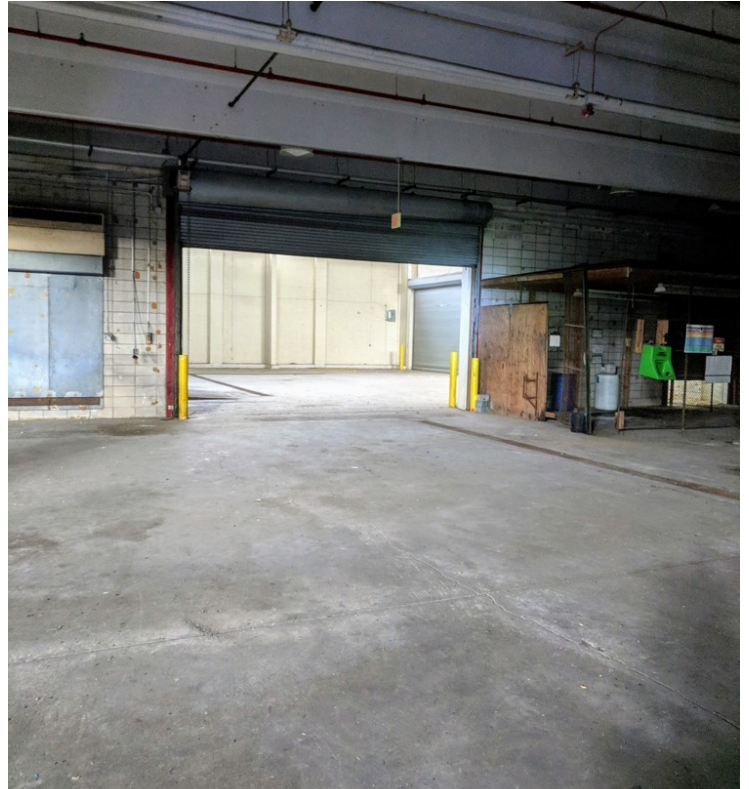
- ±123,600 SF Office & Warehouse Available
- Cold Storage | Prior Food Production Facility
- Ceiling Height 16'-24' Column Free
- 5 Interior Docks | 2 Exterior Docks
- Fenced-in Parking | Signalized Corner
- Build-to-Suit for Manufacturing User

FLOOR PLAN



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WAREHOUSE PHOTOS



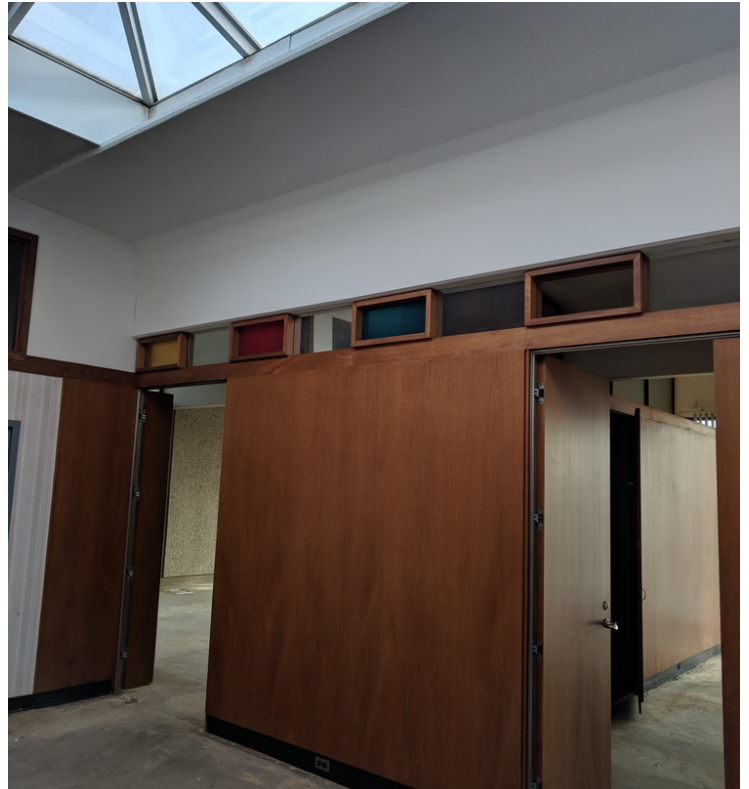
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OFFICE PHOTOS

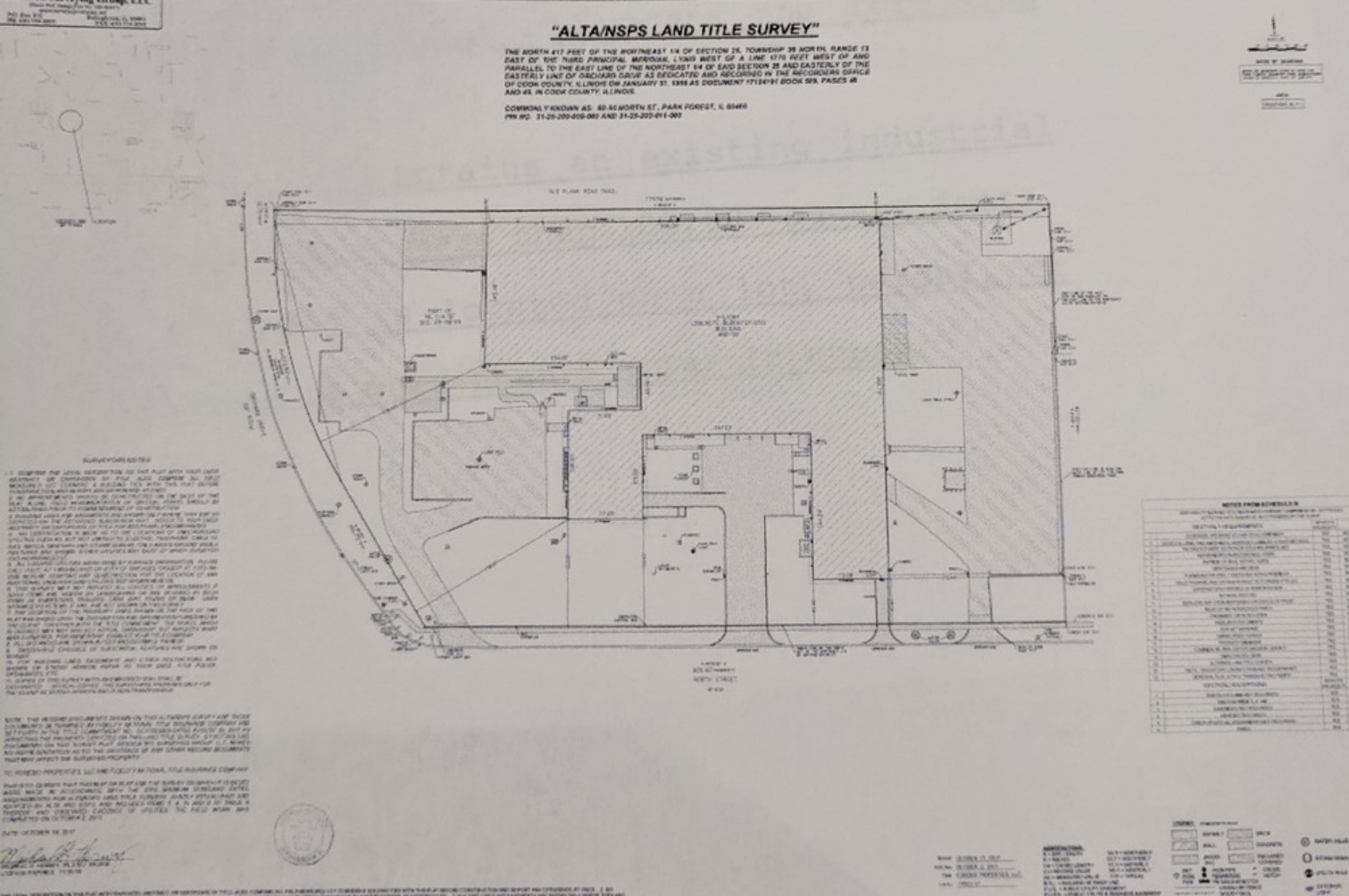


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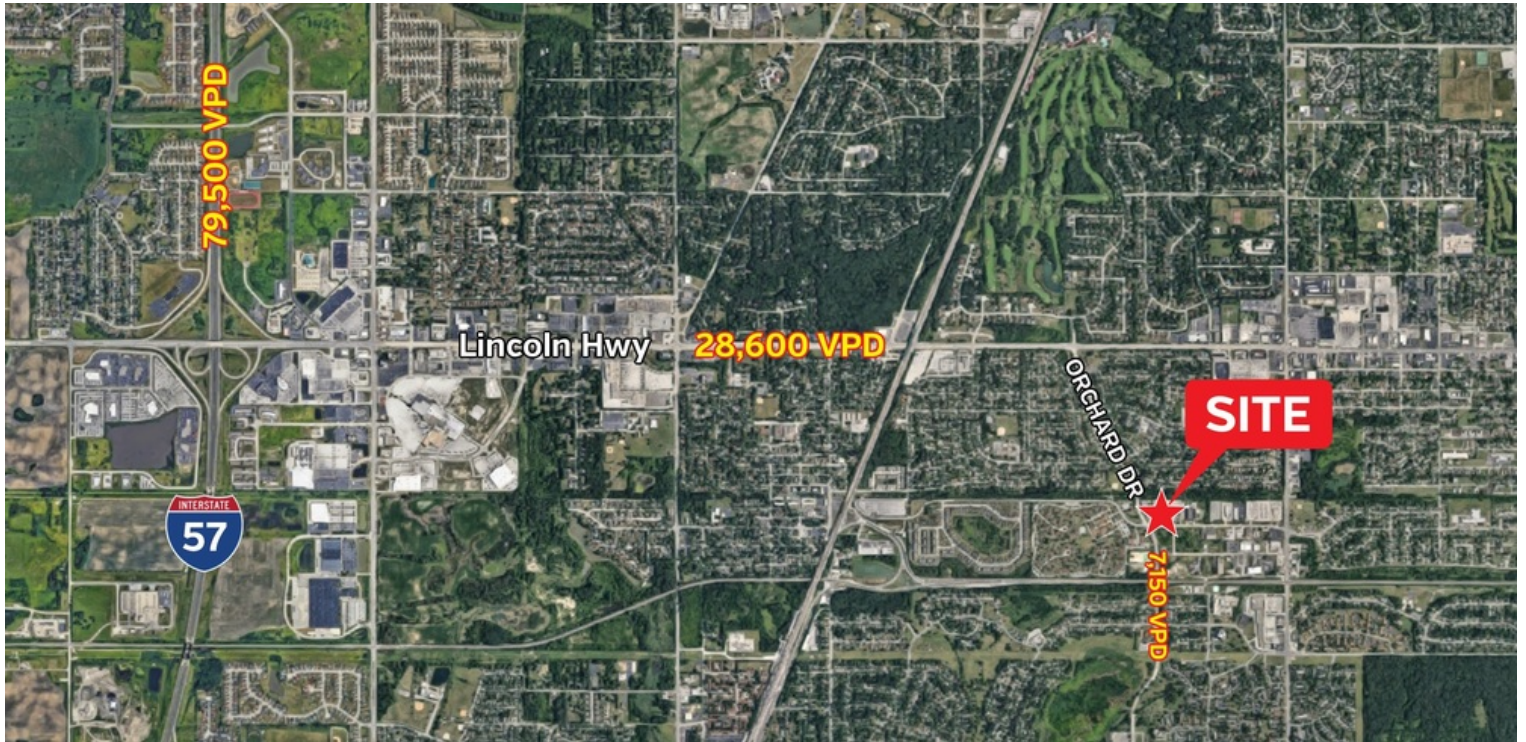
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SITE OVERVIEW



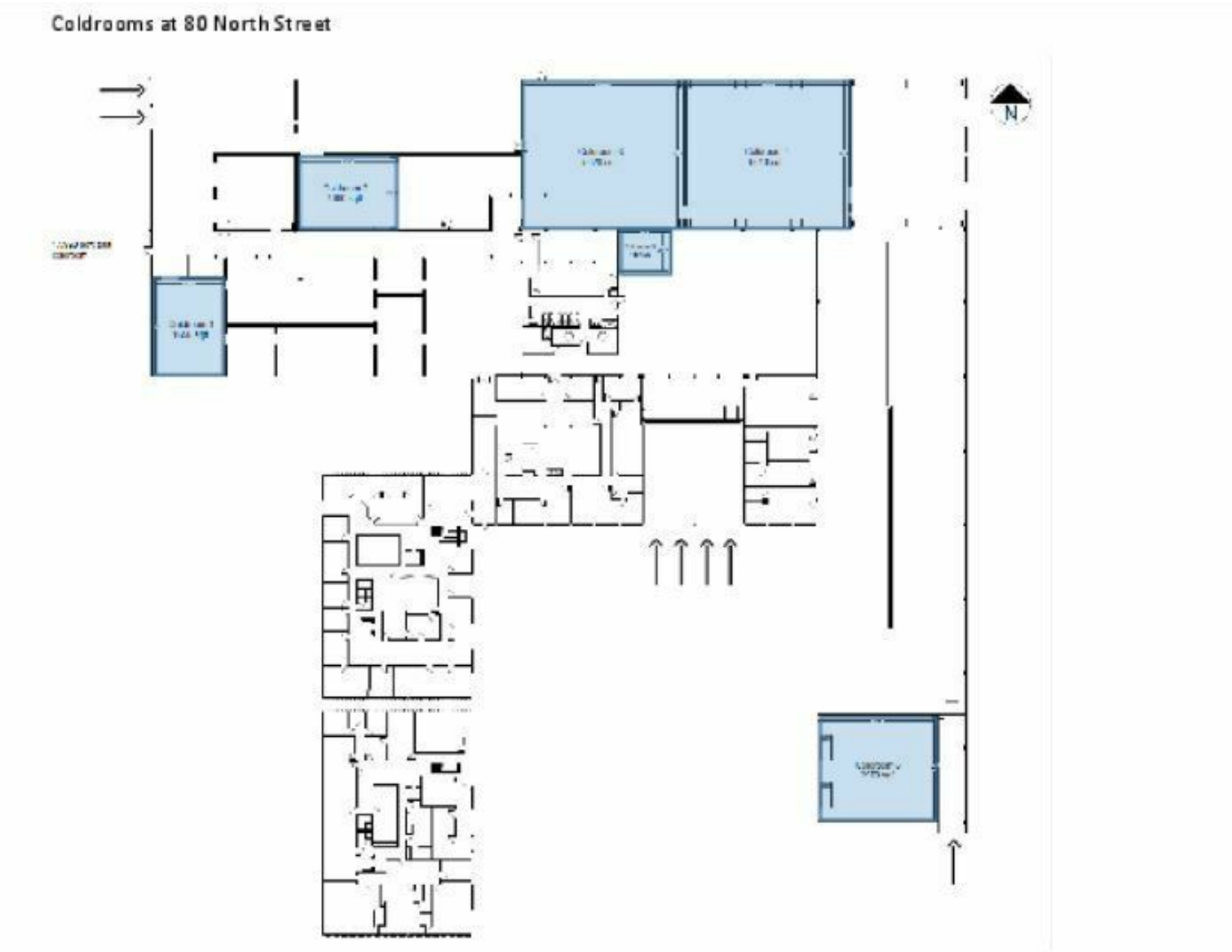
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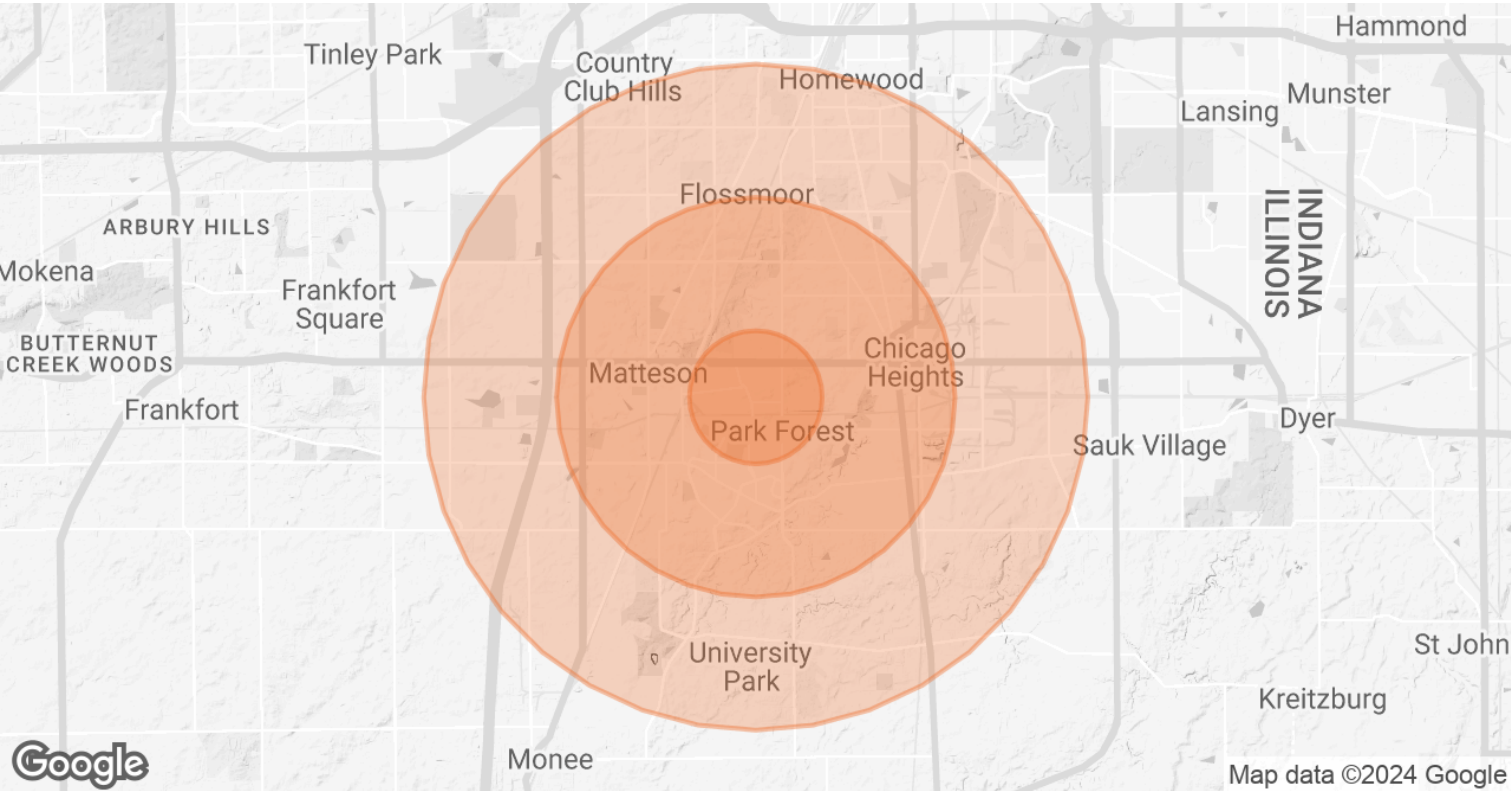
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COLD STORAGE



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,721	72,896	142,071
AVERAGE AGE	37.9	39.5	39.4
AVERAGE AGE (MALE)	35.4	36.8	37.4
AVERAGE AGE (FEMALE)	40.1	42.4	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,340	30,909	58,363
# OF PERSONS PER HH	2.9	2.4	2.4
AVERAGE HH INCOME	\$80,855	\$64,776	\$73,089
AVERAGE HOUSE VALUE	\$381,640	\$173,564	\$172,055

2020 American Community Survey (ACS)

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