

3100  
RANDOLPH  
STREET

BELLWOOD  
↓

**71,498 SF INDUSTRIAL BUILDING**  
FOR SALE \$4,290,000



Your SVN Suburban  
**NEXT LEVEL TEAM**

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# TERMS, TOURS & CONSIDERATION FACTORS



## TERMS

The property is being offered on an “**As-Is, Where Is**” basis, without structural, economic, or environmental representations.

## TOURS

Property/market tours will be available by request. Per the terms of the confidentiality agreement or this offering memorandum, you agree to direct all questions to the broker and not to contact the owner, the tenants, or the property management staff of the property or to tour the property without being accompanied by a representative of the broker.

## CONSIDERATION FACTORS

- > Offer price and terms
- > Financial strength of prospective purchaser
- > Ability to close in a timely manner
- > Experience and industry reputation Assumptions for investor’s underwriting
- > Real Estate taxes will be prorated on a cash basis for the calendar year of closing
- > Closing costs for seller including Cook County and State of Illinois transfer taxes and standard title insurance policy
- > Typical buyer’s closing costs along with special endorsements and municipal transfer taxes

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# BUILDING AERIAL & AREA MAP

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# PROPERTY DETAILS & FLOOR PLANS

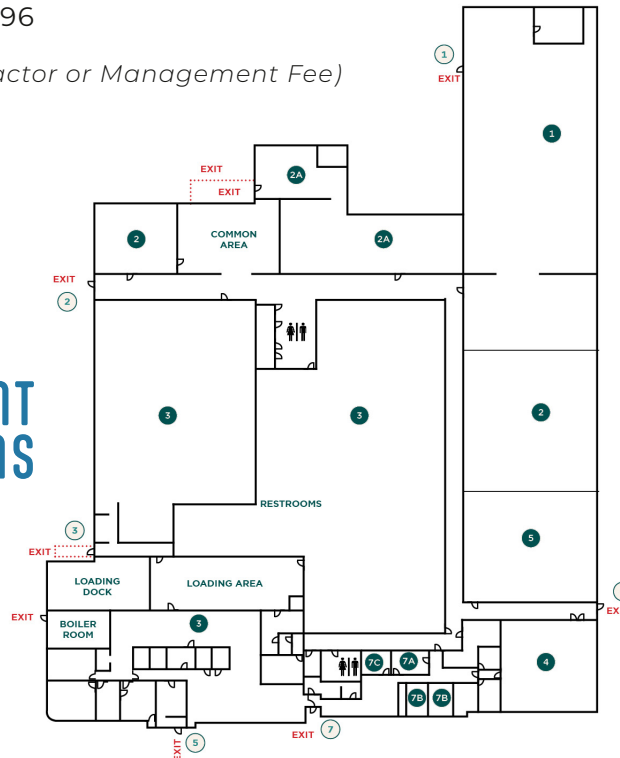
**THE SUBJECT PROPERTY** is a professionally maintained 71,498 SF industrial building. It was originally designed as a single tenant building but currently houses eight tenants subdivided by cages. The building is positioned as an owner/user purchase opportunity, but a buyer may keep some or all of the tenants if preferred and because there are no demising walls for the tenants, can easily be restored back to a single tenant building. All tenants are either on a month-to-month lease basis or can be canceled with a 90-day written notice. The real estate taxes have been protested and successfully reduced.

The property is priced on a per square foot basis; however, if a buyer is interested in reviewing the rent roll and expenses, the information can be provided.

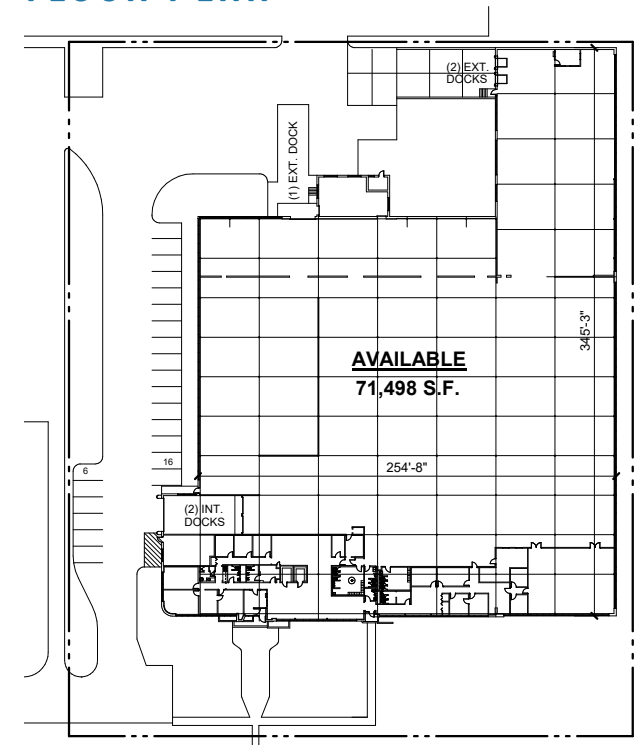
## Following is a summary of the income:

- > Gross Income: \$427,800
- > 2022 Operating Expenses: \$186,996  
*(does not include CapEx, Vacancy Factor or Management Fee)*
- > Real Estate Taxes: \$91,037
- > NOI: \$149,767

## FLOOR PLAN WITH TENANT LOCATIONS



## FLOOR PLAN



# PROPERTY PHOTOS

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# MARKET SUMMARY & DEMOGRAPHICS

## 3-Mile Demographics

### POPULATION



141,212

### MEDIAN AGES

#### 19 Years or Less



35,877

#### 20 to 64 Years



83,556

#### 65+ Years



21,779

### HOUSEHOLDS



49,795

### HOUSEHOLD INCOME



\$108,717

### HOME VALUE



\$253,877

## DAYTIME DEMOGRAPHICS

### BUSINESSES



4,815

### EMPLOYEES



67,854

### WHITE COLLAR



39,709  
56.6%

### TOTAL LABOR FORCE



112,868

### UNEMPLOYMENT RATE



3,288  
2.9%

## TOTAL ANNUAL CONSUMER EXPENDITURE

### HOUSEHOLD



\$3.71 B

### MONTHLY HH EXPENDITURE



\$6,210

### RETAIL EXPENDITURE



\$1.75 B

### NON-RETAIL EXPENDITURE



\$1.96 B



**BELLWOOD** is home to a diverse range of businesses, both large and small, which contribute to its economic vibrancy. The top largest employers include Aldi Regional Distribution Center, Proviso Township High Schools District 209, Community Consolidated School District 81. Presence Resurrection Medical Center and Canadian National Railway (CN Railway). CN Railway intermodal facility location in Bellwood makes it a vital transportation and logistics hub. This facility provides seamless access to rail and road networks, offering an ideal location for companies involved in distribution, warehousing, and manufacturing.

Bellwood represents a compelling opportunity for industrial businesses. Its strategic location, commitment to economic development, diverse real estate options, and access to a skilled workforce create an environment conducive to growth and success for businesses in various sectors.

Demographic Source: Applied Geographic Solutions

# OFFERING DISCLAIMER



*The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.*

*Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.*

*The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.*

*This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.*

*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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