



Seegers Road Industrial

825 Seegers Road, Des Plaines, IL 60016



SALE PRICE

\$5,395,000

OFFERING SUMMARY

Lot Size:	5.92 Acres
Building Size:	16,000 SF
Zoning:	M-2
Loading:	5 DIDs
Submarket:	O'Hare Industrial
Other:	Call for rent roll

PROPERTY OVERVIEW

5.92 acres with 16,000 SF industrial building currently used for contractor's business and various industrial uses. Zoned M-2. Heavy outside storage with full-service shop for heavy equipment and vehicles. Past uses include large dump truck maintenance, including salt trucks & heavy brick hauling fleet. Currently used for maintaining car hauling equipment.

Long term potential for transit-oriented re-development, other successful apartment and town-home projects in this area. Close proximity to Cumberland Metra Station. Some flood way on rear parcel. Call broker to discuss details.

PROPERTY HIGHLIGHTS

- 5.92 acre site with 16,000 SF building
- Hard to find outside storage
- Contractor yard with industrial uses zoned M-2
- Excellent Long-term development potential
- Transit-oriented development site near Cumberland Station
- 5 drive-in-doors

JIM CONRAD, CCIM

O: 847.655.3383

C: 847.727.0722

jpc@mcclennancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.



Seegers Road Industrial

825 Seegers Road, Des Plaines, IL 60016



LOCATION OVERVIEW

Discover the potential of the Chicago O'Hare Industrial sub-market at 825 Seegers Road. Located in Des Plaines, IL, this thriving area offers convenient access to major transportation routes, including I-90 and I-294. Proximity to O'Hare International Airport: an ideal hub for light logistics and industrial operations with outside storage requirement. Take advantage of this strategic location in the heart of the industrial and transit network, in a rare 5+ acre O'Hare market site.

JIM CONRAD, CCIM

O: 847.655.3383

C: 847.727.0722

jpc@mcclennancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.

25 N. Northwest Highway | Park Ridge, IL 60016 | 847.825.0011 | www.mclennancos.com





Seegers Road Industrial

825 Seegers Road, Des Plaines, IL 60016



JIM CONRAD, CCIM

O: 847.655.3383

C: 847.727.0722

jpc@mclellnancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.

25 N. Northwest Highway | Park Ridge, IL 60016 | 847.825.0011 | www.mclennancos.com





Seegers Road Industrial

825 Seegers Road, Des Plaines, IL 60016



JIM CONRAD, CCIM

O: 847.655.3383

C: 847.727.0722

jpc@mcleannancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.

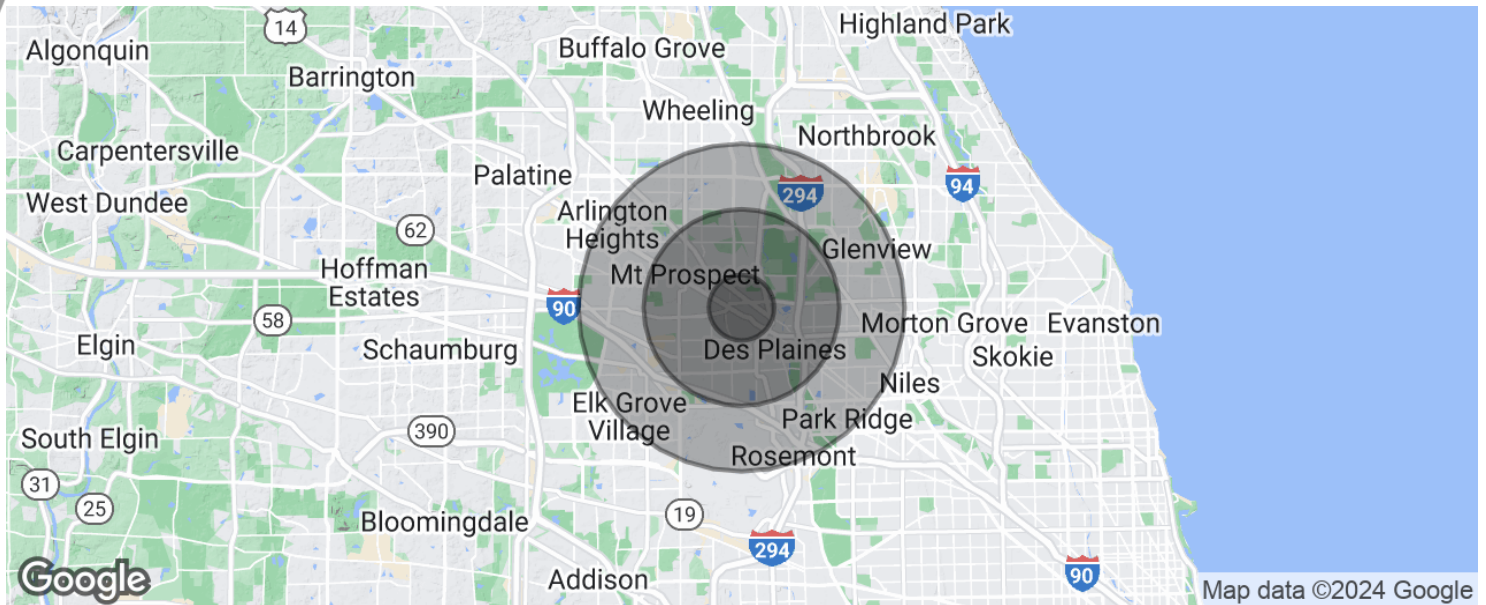
25 N. Northwest Highway | Park Ridge, IL 60016 | 847.825.0011 | www.mcleannancos.com





Seegers Road Industrial

825 Seegers Road, Des Plaines, IL 60016



POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,867	115,370	304,944
Median age	41.0	40.4	40.5
Median age (Male)	38.6	38.6	38.9
Median age (Female)	43.2	41.8	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,591	43,949	116,215
# of persons per HH	2.4	2.6	2.6
Average HH income	\$72,100	\$77,913	\$80,853
Average house value	\$295,426	\$319,508	\$353,892

* Demographic data derived from 2020 ACS - US Census

JIM CONRAD, CCIM

O: 847.655.3383

C: 847.727.0722

jpc@mclennancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.



H. R. SMITH
R. R. HANSEN

MEMBERS
ILLINOIS PROFESSIONAL
LAND SURVEYORS
ASSOCIATION

McLENNAN
COMMERCIAL PROPERTIES INC.

PLAT OF SURVEY

B. H. SUHR & COMPANY, INC.

ESTABLISHED IN 1911

1415 SHERMAN AVENUE, EVANSTON, ILLINOIS 60201

Seegers Road Industrial

825 Seegers Road, Des Plaines, IL 60016

TELEPHONE (708) 864-6315

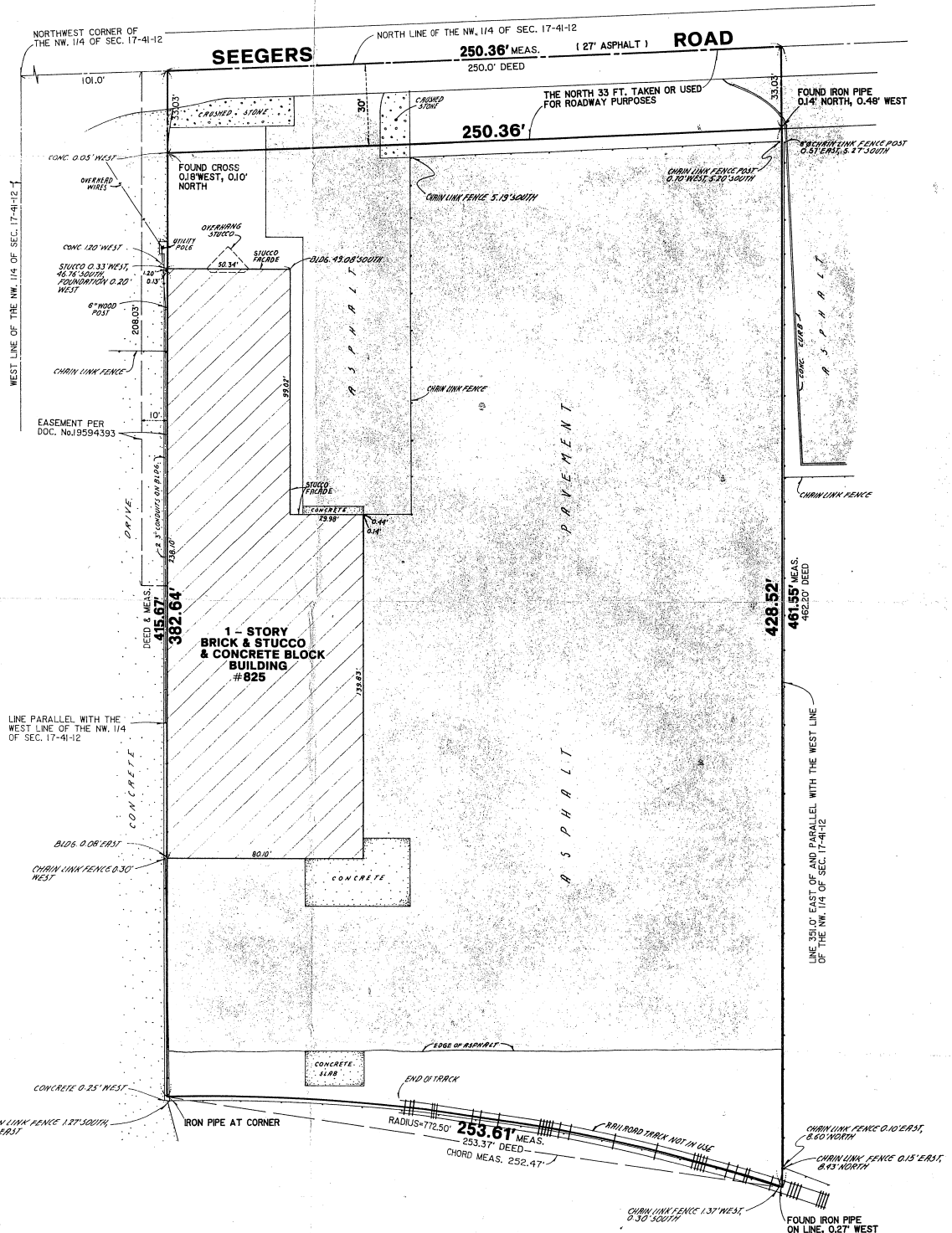
EVANSTON, SEPTEMBER 7, 1993

FOR _____

PARCEL 1:
That part of the Northwest quarter of Section 17, Township 41 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at a point on the North line of said Northwest quarter of Section 17, 101 ft. East of the Northwest corner thereof thence South on a line parallel with the West line of said Northwest quarter of Section 17, a distance of 415.67 ft. to the center of a switch track, thence Southeastly along a center line of said switch track, being a curved line having a radius of 722.50 ft. convex to the Northeast distance of 253.37 ft. as measured along said curved line to a point 462.20 ft. South of the North line of said Northwest quarter on a line 351 ft. East of and parallel with the West line thereof, thence North along said parallel line 462.20 ft. to the North line of said Northwest quarter thence West along the North line of said Northwest quarter of Section 17, a distance of 250 ft. to the point of beginning in Cook County, Illinois.

PARCEL 2:
Easement for the benefit of Parcel 1 as created by grant of easement from the Frederick Post Company, a Corporation of Illinois to Boyce Products, Inc., a Corporation Number of Illinois Dated September 10, 1965 as Document No. 19594393 for the purposes of installing, using, maintaining and repairing underground water pipes and sanitary sewers, together with the right of ingress thereto and egress therefrom for the maintenance, use, operation and repair thereof over the North 208.03 ft. of the East 101 ft. of the West 101 ft. of the Northwest quarter of Section 17, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 825 SEEGER ROAD, DES PLAINES, ILLINOIS.



SCALE: 1" = 30 ft.

EVANSTON SEPTEMBER 7, 1993

EVANSTON SEPTEMBER 7, 1993

JIM CONRAD, CCIM

O: 847.655.3383

C: 847.727.0722

jpc@mcleNNANcos.com

No warranty or representation is made as to the accuracy of the survey or the correctness of the description of the property. The surveyor's liability is limited to the accuracy of the survey and the correctness of the description of the property. The surveyor is not responsible for the accuracy of the survey or the correctness of the description of the property.

25 N. Northwest Highway | Park Ridge, IL 60016 | 847.825.0011 | www.mcleNNANcos.com



Seegers Road Industrial

825 Seegers Road, Des Plaines, IL 60016

McLENNAN
COMMERCIAL PROPERTIES, INC.

Seegers Road Industrial

25 Seegers Road, Des Plaines

FLOOD HAZARD INFORMATION:

THE SUBJECT PROPERTY IS DESIGNATED AS ZONE "X", "SEVERE" AND FLOODWAY AREAS IN ZONE "AE" AS FOLLOWS:

1. FLOOD HAZARD ZONE "X" (SEVERE) - 175017, 175018, 175019, 175020, 175021, 175022, 175023, 175024, 175025, 175026, 175027, 175028, 175029, 175030, 175031, 175032, 175033, 175034, 175035, 175036, 175037, 175038, 175039, 175040, 175041, 175042, 175043, 175044, 175045, 175046, 175047, 175048, 175049, 175050, 175051, 175052, 175053, 175054, 175055, 175056, 175057, 175058, 175059, 175060, 175061, 175062, 175063, 175064, 175065, 175066, 175067, 175068, 175069, 175070, 175071, 175072, 175073, 175074, 175075, 175076, 175077, 175078, 175079, 175080, 175081, 175082, 175083, 175084, 175085, 175086, 175087, 175088, 175089, 175090, 175091, 175092, 175093, 175094, 175095, 175096, 175097, 175098, 175099, 175100, 175101, 175102, 175103, 175104, 175105, 175106, 175107, 175108, 175109, 175110, 175111, 175112, 175113, 175114, 175115, 175116, 175117, 175118, 175119, 175120, 175121, 175122, 175123, 175124, 175125, 175126, 175127, 175128, 175129, 175130, 175131, 175132, 175133, 175134, 175135, 175136, 175137, 175138, 175139, 175140, 175141, 175142, 175143, 175144, 175145, 175146, 175147, 175148, 175149, 175150, 175151, 175152, 175153, 175154, 175155, 175156, 175157, 175158, 175159, 175160, 175161, 175162, 175163, 175164, 175165, 175166, 175167, 175168, 175169, 175170, 175171, 175172, 175173, 175174, 175175, 175176, 175177, 175178, 175179, 175180, 175181, 175182, 175183, 175184, 175185, 175186, 175187, 175188, 175189, 175190, 175191, 175192, 175193, 175194, 175195, 175196, 175197, 175198, 175199, 175200, 175201, 175202, 175203, 175204, 175205, 175206, 175207, 175208, 175209, 175210, 175211, 175212, 175213, 175214, 175215, 175216, 175217, 175218, 175219, 175220, 175221, 175222, 175223, 175224, 175225, 175226, 175227, 175228, 175229, 175230, 175231, 175232, 175233, 175234, 175235, 175236, 175237, 175238, 175239, 175240, 175241, 175242, 175243, 175244, 175245, 175246, 175247, 175248, 175249, 175250, 175251, 175252, 175253, 175254, 175255, 175256, 175257, 175258, 175259, 175260, 175261, 175262, 175263, 175264, 175265, 175266, 175267, 175268, 175269, 175270, 175271, 175272, 175273, 175274, 175275, 175276, 175277, 175278, 175279, 175280, 175281, 175282, 175283, 175284, 175285, 175286, 175287, 175288, 175289, 175290, 175291, 175292, 175293, 175294, 175295, 175296, 175297, 175298, 175299, 175300, 175301, 175302, 175303, 175304, 175305, 175306, 175307, 175308, 175309, 175310, 175311, 175312, 175313, 175314, 175315, 175316, 175317, 175318, 175319, 175320, 175321, 175322, 175323, 175324, 175325, 175326, 175327, 175328, 175329, 175330, 175331, 175332, 175333, 175334, 175335, 175336, 175337, 175338, 175339, 175340, 175341, 175342, 175343, 175344, 175345, 175346, 175347, 175348, 175349, 175350, 175351, 175352, 175353, 175354, 175355, 175356, 175357, 175358, 175359, 175360, 175361, 175362, 175363, 175364, 175365, 175366, 175367, 175368, 175369, 175370, 175371, 175372, 175373, 175374, 175375, 175376, 175377, 175378, 175379, 175380, 175381, 175382, 175383, 175384, 175385, 175386, 175387, 175388, 175389, 175390, 175391, 175392, 175393, 175394, 175395, 175396, 175397, 175398, 175399, 175400, 175401, 175402, 175403, 175404, 175405, 175406, 175407, 175408, 175409, 175410, 175411, 175412, 175413, 175414, 175415, 175416, 175417, 175418, 175419, 175420, 175421, 175422, 175423, 175424, 175425, 175426, 175427, 175428, 175429, 175430, 175431, 175432, 175433, 175434, 175435, 175436, 175437, 175438, 175439, 175440, 175441, 175442, 175443, 175444, 175445, 175446, 175447, 175448, 175449, 175450, 175451, 175452, 175453, 175454, 175455, 175456, 175457, 175458, 175459, 175460, 175461, 175462, 175463, 175464, 175465, 175466, 175467, 175468, 175469, 175470, 175471, 175472, 175473, 175474, 175475, 175476, 175477, 175478, 175479, 175480, 175481, 175482, 175483, 175484, 175485, 175486, 175487, 175488, 175489, 175490, 175491, 175492, 175493, 175494, 175495, 175496, 175497, 175498, 175499, 175500, 175501, 175502, 175503, 175504, 175505, 175506, 175507, 175508, 175509, 175510, 175511, 175512, 175513, 175514, 175515, 175516, 175517, 175518, 175519

TO: SPK FILING;
AMERICAN BRICK PAVING, INC.;
CHICAGO TITL INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACAS LAND TITL SURVEYS" IN 2005, AND INCLUDES ITEMS 1-4, 7A, 8-10 AND 11A OF TABLE A THEREOF, PURSUANT TO THE MAPS AND INSTRUMENTS ACT, CHAPTER 120, AND ASRS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDESIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL JUDGMENT, THE QUALITY OF THE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

COMMITMENT NUMBER: 1410 008378549 U.
EFFECTIVE DATE: APRIL 10, 2008
DATE, AUGUST 8, 2007
Michael D. Kamond
MICHAEL D. KAMOND
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 26623

4500
Batch for assigned

NATIONAL SURVEY SERVICE, INC.
SURVEY NO. N-173032-2
ALTA/ACSM LAND TITLE SURVEY
SHEET NO. 2 OF 3
N-127462
N-127460
N-127466
plat of Survey
KNOWN AS: 675 BEEDERS ROAD, DES PLAINES, ILLINOIS.
SURVEY FOR: 30% FILTRATION

DATE: NOV. 2, 2006
APR. 20, 2007
AUG. 08, 2007
APR. 10, 2008

STAKE	REVISD	ADDRESS
N-127030_2		
N-127402		
N-127688		

UNKNOWN AS: 875 SEEGRS ROAD, DES PLAINES, ILLINOIS.
SURVEY FOR: SPX FILTRAN.

[illegible]

GRAPHIC SCALE

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

NOTES:
UTILITY DRAWINGS USED:
P. E-1, DATED AUG. 22, 1985, BY J. EMIL ANDERSON ARCHITECTURAL ASSOCIATES, INC.
P. A-1, DATED AUG. 15, 1978, BY DAVID G. DEARLOVE, ARCHITECT
P. B-1, DATED MAR. 19, 1979, BY DAVID G. DEARLOVE, ARCHITECT
P. I-1, DATED MAR. 18, 1979, BY DAVID G. DEARLOVE, ARCHITECT

NOTES:

111



AND SURVEYOR
VENUE, SUITE 200
NOIS 60603
FAX: 312-630-9
Rainier

30 S. MICHIGAN AVE.
CHICAGO, ILL.
312-630-9480

JIM CONRAD, CCIM
O: 847.655.3383
C: 847.727.0722
jpc@mclennancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.

25 N. Northwest Highway | Park Ridge, IL 60016 | 847.825.0011 | www.mclennancos.com