

**OFFER DEADLINE AUGUST 6** ::::::::::::::::::::::::::::::::::

Industrial Facility with Office Building, Fleet Storage & 11.8± AC Dev. Site

Strategically Positioned for Trucking, Fleet & Regional Distribution

 2050 & 2205 N. Broadway St., Crest Hill, IL

Parcels Can Be Purchased Together or Separately

HIGHLIGHTS

2050 N. Broadway St.

- Improved, 27,000± SF office building & 16,000± SF storage building with 53 parking spaces
- Easy access to I-55, I-80 & I-355
- Near the CenterPoint Intermodal Center in Joliet/Elwood, which is North America's largest master-planned inland port

HIGHLIGHTS

2205 N. Broadway St.

- 11.8± AC parcel
- Adjacent rail & power lines
- All utilities to site
- Industrial rezoning potential

DETAILS

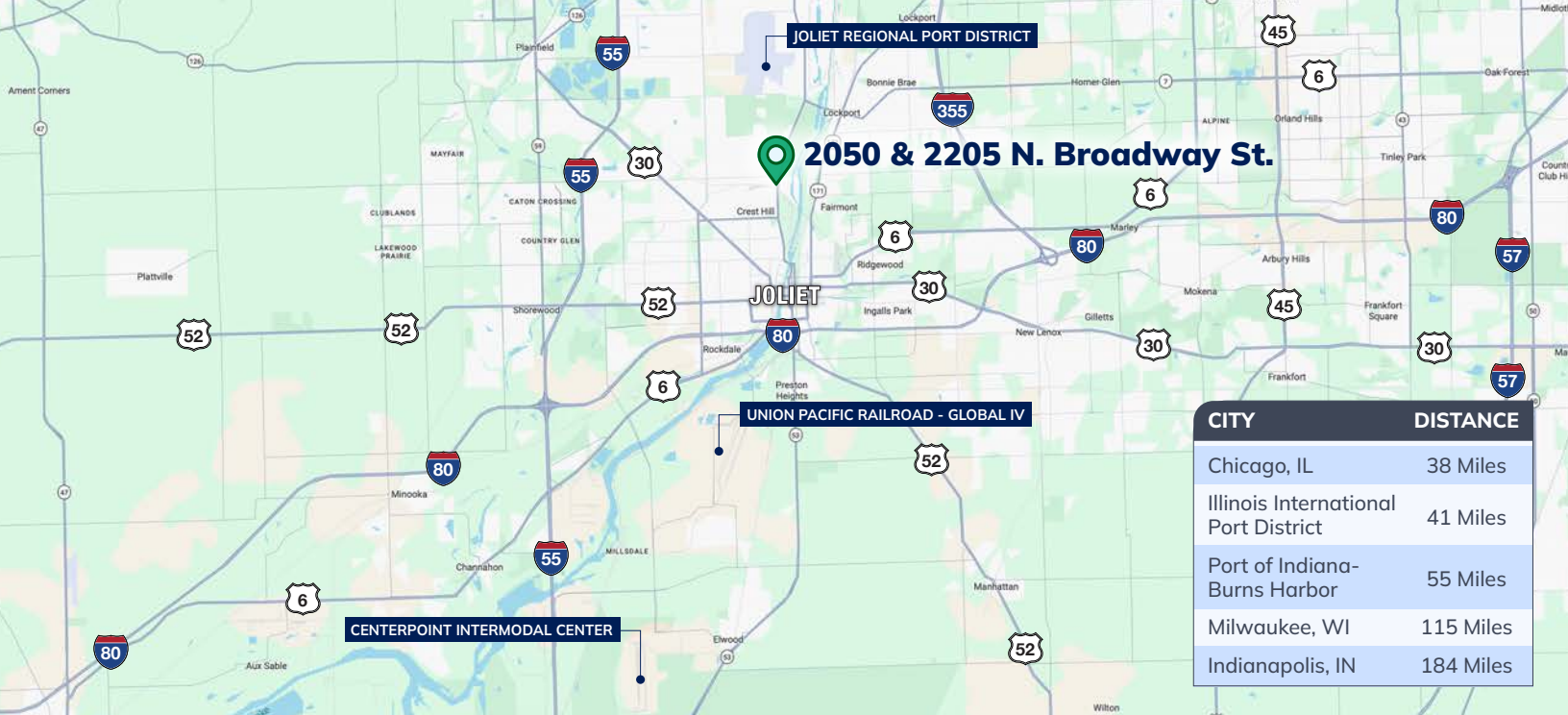
Strategically positioned along the Broadway Street corridor in Crest Hill, Illinois, this 22± AC, dual-parcel portfolio offers a rare blend of immediate cash flow and industrial development potential. The parcels can be purchased together or separately.

The main campus at 2050 Broadway features a well-maintained, 27,000± SF multi-tenant office building, a functional 16,000± SF storage building and parking for 53 cars. Directly to the north, the 11.8± AC parcel at 2205 Broadway serves as a premier candidate for industrial or commercial development, offering the scale and rail-adjacent positioning necessary to dominate the local logistics market.

Positioned at the heart of America's freight and distribution network, this Crest Hill asset delivers unmatched versatility and scale.



DEVELOPMENT SITE**Parcel Size** 11.80± AC**Zoning** B-2 (Business District)**Taxes ID#** 11-04-33-200-021-0000**Taxes (2025)** \$5,159.02 **2205 N. Broadway St.****2050 N. Broadway St.** **INDUSTRIAL FACILITY****Building Size** 41,452± SF Total
Office: 24,314± SF
Warehouse: 17,138± SF**Land Size** 10.18± AC**Parking** 53 Spaces (Cars)**Zoning** I - Industrial**Taxes ID#** 11-04-33-201-022-0000**Taxes (2025)** \$39,655.89



CITY	DISTANCE
Chicago, IL	38 Miles
Illinois International Port District	41 Miles
Port of Indiana-Burns Harbor	55 Miles
Milwaukee, WI	115 Miles
Indianapolis, IN	184 Miles

2050 & 2205 N. Broadway St., Crest Hill, IL

LOCAL INFORMATION

Crest Hill, Illinois, sits in the heart of the Chicago southwest logistics corridor, one of the most important distribution hubs in the United States. The city is nestled between Interstates 55, 80 and 355, and is proximate to massive intermodal hubs in Joliet/Elwood (BNSF & Union Pacific). This allows for one-to-two-day truck and transit reach to most of the United States population.

Crest Hill is a distribution-first location that benefits directly from the Joliet logistics cluster, specifically the CenterPoint Intermodal Center (Joliet/Elwood). This creates a high volume of container traffic, which equals constant demand for warehousing, transloading, last-mile delivery and more. Companies choose the city when they want intermodal access without paying premium rents closer to Chicago. Unlike land-constrained submarkets, Crest Hill still offers room to build with a generally pro-development local government. This leads to faster approvals and fewer entitlement headaches than urban infill.

SALE INFORMATION

ON-SITE INSPECTIONS

By Appointment Only

OFFER DEADLINE

August 6 by 5:00 p.m. (CT)

OFFER SUBMISSIONS

All offers should be submitted on the approved Purchase & Sale Agreement available on the Hilco Global website. In order to be eligible for consideration, final offers must be received on or before August 6 by 5:00 p.m. (CT). Offers must be submitted to Jamie Coté at jcote@hilcoglobal.com and Steve Madura at smadura@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com.

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