



click for drone video

Distribution Warehouse

FOR SALE & LEASE

Redevelopment Opportunity



80 90

North Street
Park Forest, IL

Karen Kulczycki, CCIM, SIOR
630.330.3352
kkulczycki@svn.com



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Offering Overview

A **rare large-scale redevelopment opportunity** within Chicago's emerging Southland industrial corridor, offering institutional-scale optionality, strong transportation access, attractive basis economics, and alignment with ongoing regional economic development initiatives.

Positioned for transformation, **80–90 North Street** offers a unique opportunity to acquire and reposition a substantial industrial business park asset in Park Forest, Illinois.

The property consists of ±123,600 SF of office and industrial space situated on 7.0 acres, featuring existing cold storage infrastructure, food production capabilities, and functional warehouse configurations designed to support a variety of manufacturing and distribution operations.

With strong infrastructure already in place and significant adaptability for future users, the property is ideally suited for industrial redevelopment, owner-user occupancy, or customized build-to-suit execution.



Uses & Opportunities

- Industrial / Flex Redevelopment
- Industrial Business Park
- Adaptive Industrial
- Manufacturing & Cold Storage
- Keystone Tax Incentive Designation

80
90
North Street
Park Forest, IL

Offering Summary



**80
90**
North Street
Park Forest, IL

Asking Price	\$5,500,000 (\$44.50 PSF)
Lease Rate	\$9.00 PSF NNN
Building Size	±123,600 SF
Available SF	23,500 - 123,600 SF
Lot Size	7.0 Acres
Year Built/Renovated	1960/2001
Zoning	M-2
PINs	31-25-200-009-0000 & 31-25-200-011-0000
Grade Level Doors	3
Loading Docks	7
Power	2,000 Amp, 3-Phase, 480V
Intersection	North Street & Orchard Drive
County	Cook

Offering Highlights

- ±23,000 SF Two-Story Office Component with Executive Suites
- ±100,600 SF Industrial & Cold Storage Facility
- Keystone Property Tax Incentive Classification
- Existing ESFR Sprinkler Infrastructure
- Heavy Power Capacity for Industrial Operations
- Integrated Floor Drain Systems Throughout Facility
- Clear Heights Ranging from 16'–24'
- 2 Freight/Passenger Elevators
- 3 Total Drive-In Doors (Interior & Exterior Access)
- 7 Dock Doors Including 5 Interior Dock-High Positions
- Full Basement Level with Drive-Through Access
- Secured & Fenced Site Configuration
- Ample On-Site Parking
- Prominent Signalized Corner Location
- Exceptional Visibility & Building Signage Opportunity
- New 2,000 amp Transformer | 3-Phase
- New Fire Panel

Investment Highlights

For investors and occupiers, Park Forest presents a compelling value-add and redevelopment story driven by:

- **Discounted basis relative to core Chicago industrial markets**
- **Large-scale repositioning potential**
- **Supportive municipal posture toward redevelopment**
- **Access to transportation infrastructure and workforce**
- **Continued Southland economic development momentum**

As industrial users continue seeking cost-efficient alternatives to infill Chicago locations, south suburban assets with scalable footprints and redevelopment optionality are increasingly well-positioned for adaptive reuse, logistics conversion, manufacturing, storage, and modern industrial repositioning.



Lease Spaces

Space Available	SF	Lease Rate	Space Description
Full Property	123,600 SF	\$9.00 PSF NNN	±100,100 SF Warehouse Space, ±23,500 SF Office Space. 5 Interior Docks, 2 Exterior Docks & 3 DIDs. Fenced Yard. Heavy Power of 2,000 Amp, 3-Phase, 480V. Floor Drains and Lower Level Storage w DID. Ceiling Heights of 16' to 24' and Column Free. Cold Storage. Former Food Production Facility. Build-to-Suit for Manufacturing User.

Space Available	SF	Lease Rate	Space Description
Office	23,500 SF	\$9.00 PSF NNN	Two story office building. Brick and wood decor with a floating stairway. Conference room and executive suites with private restrooms. Two elevators. On-site parking with signage available. Inclusive of full basement.

Space Available	SF	Lease Rate	Space Description
Fenced Yard	69,120 SF	\$5,000/Mo. Gross	Fenced Yard for Truck Parking or Storage. \$5,000 per month plus utilities.

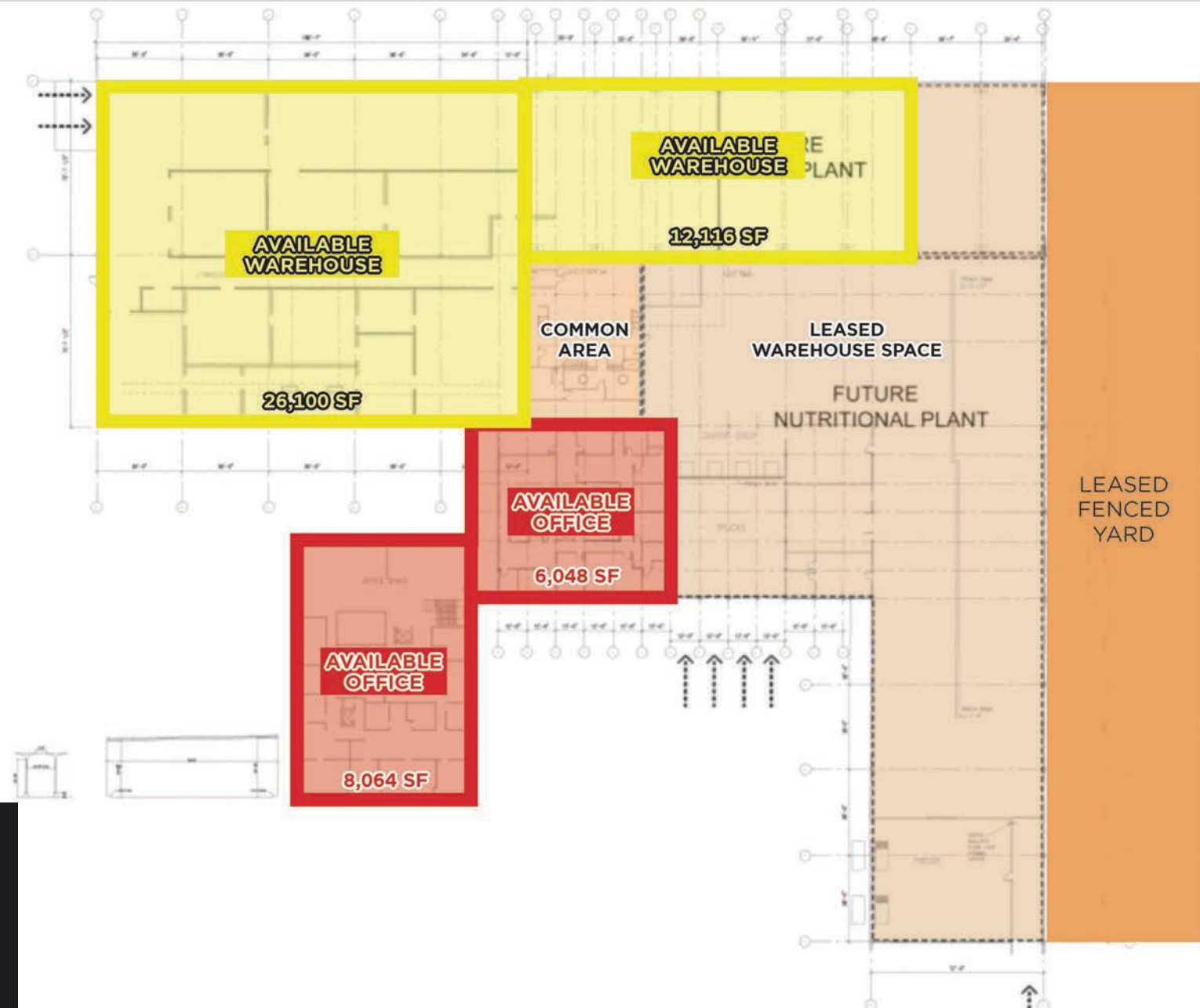


Rent Roll | Income & Expenses

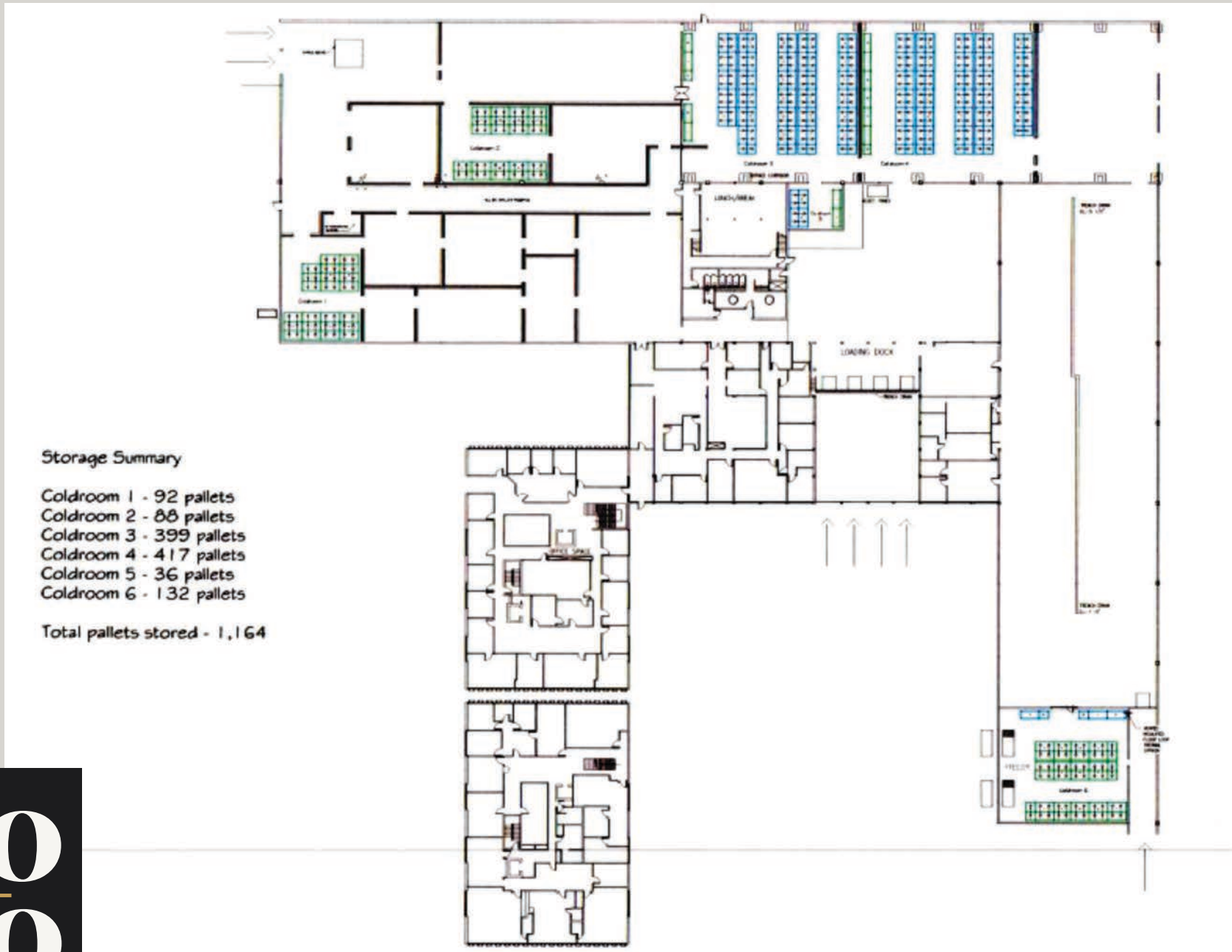
Suite	Tenant	Size (SF)	% of Building	PSF	Annual Rent	Lease Start	Lease End
Warehouse/Yard	M&M Pallet	37,756 SF	30.55%	\$5.72	\$215,964.32	11/1/2024	MTM
Warehouse	Vacant	38,216 SF	30.92%	-	-	-	-
Office	Vacant	18,000 SF	14.56%	-	-	-	-
Basement	Vacant	8,064 SF	6.52%	-	-	-	-
TOTALS		102,036 SF	82.55%	\$5.72	\$215,964.32		

Vacancy Cost	\$0
Gross Income	\$215,964
Taxes (2024)	\$54,993
Operating Expenses	\$54,993
Net Operating Income	\$160,971

Floor Plan



Racking Plan



Property Dimensions & Layout

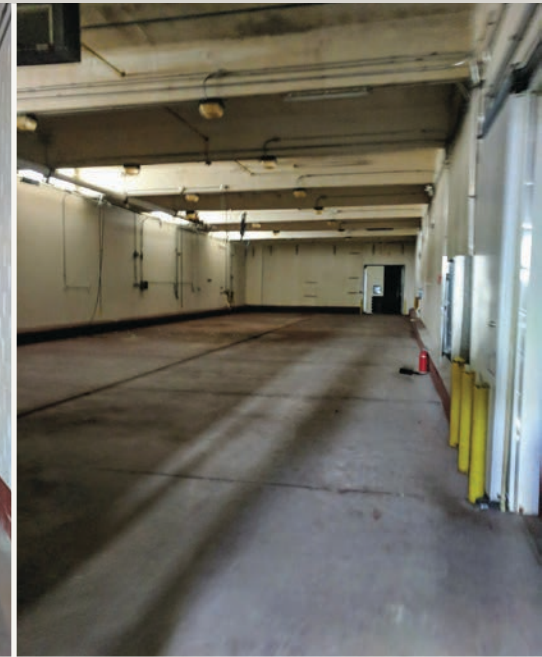
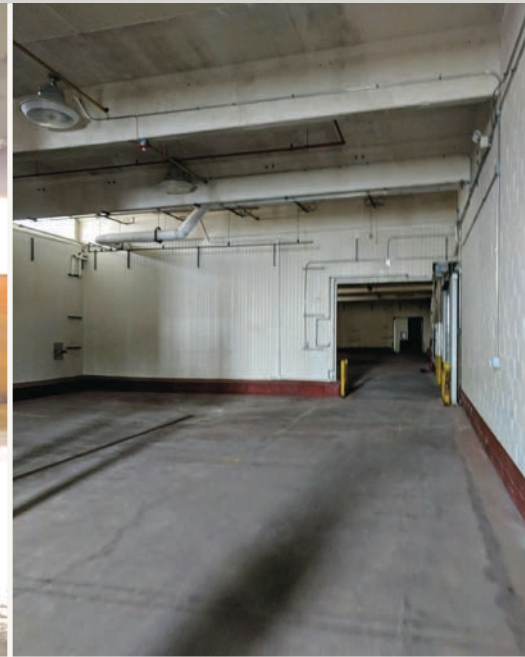


Property Aerials



80
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Park Forest, IL

Warehouse Photos *1 of 2*



Warehouse Photos *2 of 2*



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Office Photos *1 of 2*



Office Photos *2 of 2*



Redevelopment Environment



Redevelopment & Economic Development Environment

Park Forest has been actively pursuing economic revitalization and redevelopment initiatives, with municipal leadership openly supportive of investment, adaptive reuse, and industrial repositioning opportunities. The Village maintains dedicated Economic Development and Planning departments and promotes available development sites, incentives, and redevelopment partnerships.

The municipality has secured more than \$81 million in federal, state, and county grants since 2004, reflecting a strong track record of public-sector investment and infrastructure support.

The broader Southland submarket continues to attract attention from logistics, advanced manufacturing, clean energy, and workforce development initiatives, including recent investment in EV and clean-energy workforce training facilities.

Regional Map & Connectivity



Strategic Location & Connectivity

Park Forest benefits from immediate access to the broader Chicago industrial corridor via proximity to I-57, U.S. Route 30 (Lincoln Highway), Western Avenue, and regional freight rail infrastructure. The village is served by nearby Metra Electric stations in Matteson and Richton Park, along with Pace transit connectivity throughout Chicago's Southland region.

Its location places users within reach of:

- Chicago CBD
- South suburban logistics corridors
- Intermodal and freight networks
- Midwest distribution routes
- Deep regional labor pools across Cook and Will Counties

	Distance	Travel Time (±)
Downtown Chicago (CBD)	±30 miles	40–50 minutes
Interstate 57	±3–5 miles	5–10 minutes
I-80 / I-294 Interchange	±5–20 miles	20–25 minutes
UP Global IV Intermodal (Joliet)	±35–40 miles	45–55 minutes
Canadian National (CN) & CSX Freight Corridors	±15–20 miles	15-25 minutes
Chicago Heights Industrial Corridor	±5 miles	10 minutes
Gary International Airport	±35 miles	45 minutes
Midway International Airport	±38–42 miles	50-65 minutes
O'Hare International Airport	±50-55 miles	60-75 minutes

Area Overview



5-MILE DEMOGRAPHICS

Park Forest, Illinois is a strategically located south suburban Chicago community approximately 30 miles from downtown Chicago, offering direct access to major regional transportation corridors including I-57, U.S. Route 30, and nearby freight rail infrastructure. Positioned within the broader Chicago Southland industrial market, the area benefits from access to one of the nation's largest labor pools, regional distribution networks, and growing demand for cost-effective industrial and redevelopment opportunities outside of core infill submarkets. Its proximity to intermodal facilities, manufacturing hubs, and major Midwest logistics routes continues to attract interest from industrial users, investors, and redevelopment groups seeking scalable assets with strong connectivity and long-term upside.

The Village of Park Forest has demonstrated a proactive approach toward economic development and redevelopment initiatives, supporting public-private investment through infrastructure improvements, planning initiatives, and incentive programs. As industrial occupiers increasingly pursue value-oriented alternatives to higher-cost Chicago markets, Park Forest presents a compelling redevelopment environment characterized by attainable land economics, large-scale repositioning potential, and continued investment momentum throughout Chicago's Southland region.

Estimated Population

163,788

Median Age

40.4

Estimated Households

62,103

Average Household Size

2.6

Median Household Income

\$82,317

Total Businesses | Employees

5,803 | 57,012

White Collar | Blue Collar Workforce

47,127 58.8% | 32,976 41.2%

Average Daytime Population

110,638

Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RFULL9



Karen Kulczycki, CCIM, SIOR
630.330.3352
kkulczycki@svn.com

SVN® Chicago Commercial
940 West Adams Street, 2nd Floor
Chicago, Illinois 60607

svnchicago.com

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