



Turn Key Greenhouse Operation

45W880 IL ROUTE 38, MAPLE PARK, IL 60151

TURN KEY GREENHOUSE OPERATION PROPERTY FOR SALE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

THIJS DENNISON

Broker
630.251.2144
thijs@murraycommercial.com

JACE MURRAY

President/Managing Broker
630.244.3272
jace@murraycommercial.com

Turn Key Greenhouse Operation

45W880 IL ROUTE 38, MAPLE PARK, IL 60151

TURN KEY GREENHOUSE OPERATION PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price:	\$3,250,000
Total Greenhouse Sq. Ft.:	110,000+/-
Steel Building Size:	20,889+/-SF
Renovated:	2005
Zoning:	F1
Land Acreage:	33.64+/- acres

SHOWINGS BY APPOINTMENT ONLY

DO NOT ACCESS PROPERTY

PROPERTY OVERVIEW

Discover an exceptional opportunity in the heart of the Elburn / Maple Park area with this expansive property, perfectly suited for a prospective Special Purpose/Other investor.

The property's F1 zoning provides multiple agricultural uses, while its purpose-built layout for a wholesale greenhouse operation provides significant operational efficiency. Generous site dimensions allow for smooth ingress and egress, complemented by ample on-site parking to accommodate employees and visitors. With visible signage opportunities along IL Route 38, this property offers an exceptional turn key operation.

PROPERTY HIGHLIGHTS

- Turn Key Wholesale Greenhouse Opportunity
- Steel Building - 20,889+/-sf
- Zoned Greenhouses totaling over 110,000+/-sf
- 3 Large Boilers - 250hp, 150hp & 125hp
- Generator - 125kw
- Residence on site - 2,519+/-sf home with pond adjacent



THIJS DENNISON
630.251.2144

thijs@murraycommercial.com

JACE MURRAY
630.244.3272

jace@murraycommercial.com

Turn Key Greenhouse Operation

45W880 IL ROUTE 38, MAPLE PARK, IL 60151

TURN KEY GREENHOUSE OPERATION PROPERTY FOR SALE

BUILDING INFORMATION

Steel Building - Building A:	20,889+/-sf
Section A - Greenhouse:	25,704+/- sf
House 4 - Greenhouse:	4,940+/- sf
Section B - Greenhouse:	22,641+/- sf
Section C - Greenhouse:	25,516+/- sf
Section D - Greenhouse:	31,800+/- sf
Overhead Doors:	14' clear
Dock:	Yes, OHD = 8'11" clear
Ceiling Height - Peak:	14' 10"
Minimum Ceiling Height	13' 4"
Year Last Renovated	2005
Heating:	Low Pressure - Natural Gas Fired
Electrical:	400 AMP 3 phase 220v
Generator:	Kohler 125W Standby Automatic Switching
Water:	Private Deep Well
Fertilizer Injection:	Each Section has its own injector
Ebb & Flow Watering System:	Individual Pumps per Section Each zone captures and stores fertilized water

PROPERTY INFORMATION

Property Type	Turn Key Greenhouse Operation
Zoning	F1
Total Acreage:	33.64 Acres
PIN #'s	07-36-300-008 / 07-36-300-009 / 07-36-400-004



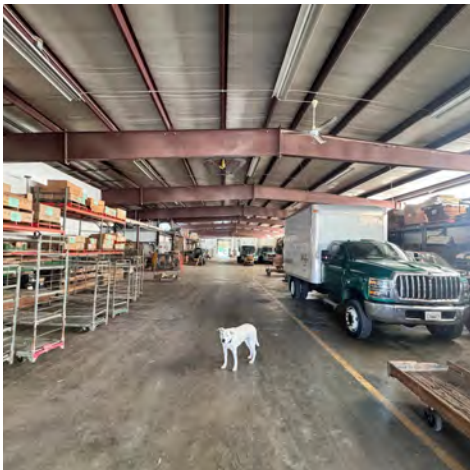
THIJS DENNISON
630.251.2144
thijs@murraycommercial.com

JACE MURRAY
630.244.3272
jace@murraycommercial.com

Turn Key Greenhouse Operation

45W880 IL ROUTE 38, MAPLE PARK, IL 60151

TURN KEY GREENHOUSE OPERATION PROPERTY FOR SALE



THIJS DENNISON
630.251.2144

thijs@murraycommercial.com

JACE MURRAY
630.244.3272

jace@murraycommercial.com

BUILDING LAYOUT

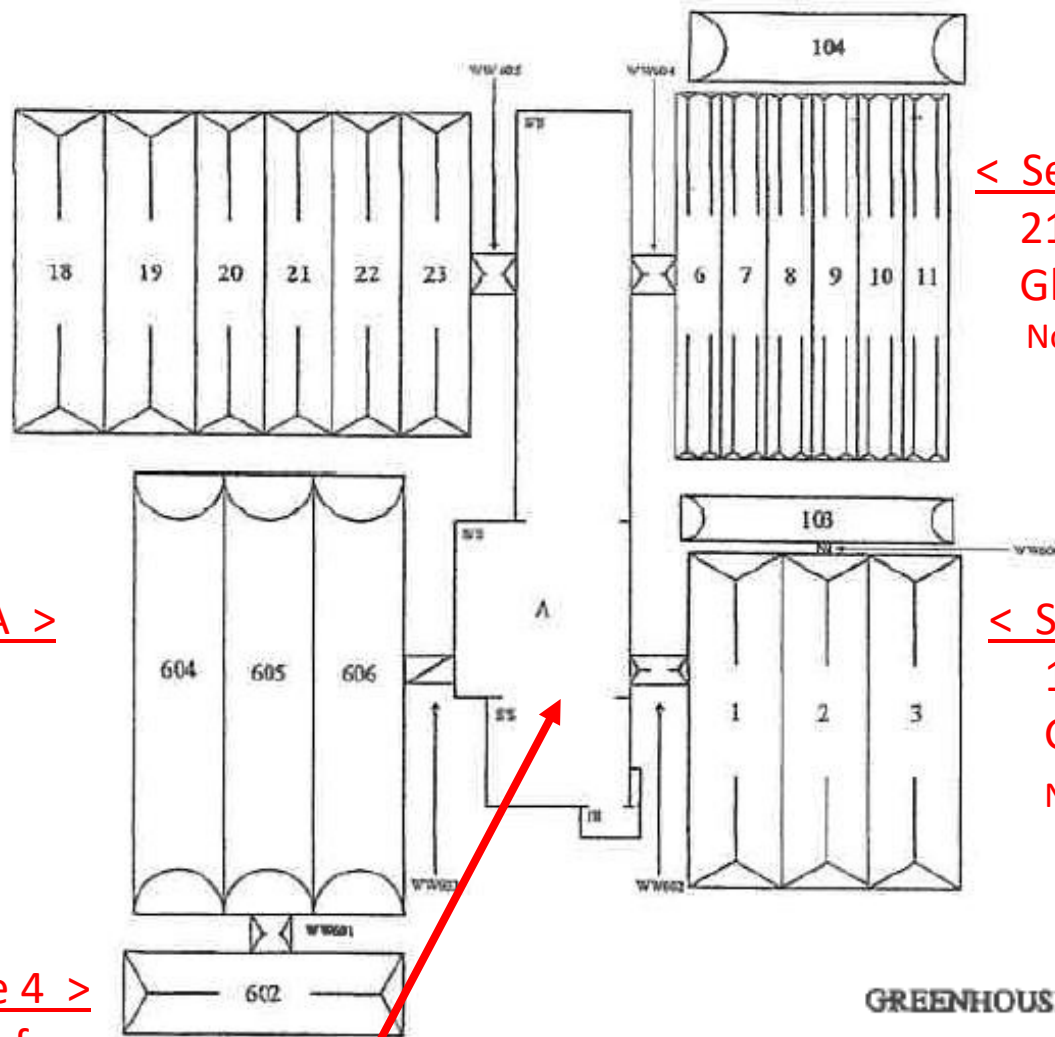
Section D >
32,860sf
Glass
National 1988

< Section C
21,420sf
Glass
Noordland 1983

Section A >
25,704sf
Poly
IBG 1971

< Section B
19,530sf
Glass
National 1976

House 4 >
4,940sf
IBG 1990



Building A
20,889+/-sf Steel Bldg.
2005

GREENHOUSES:

- #1 THRU #3 -
155' X 43' (EA)
- #6 THRU #11 -
170' X 21' (EA)
- #18 - 150' X 42'
- #19 - 150' X 42'
- #20 THRU #23 -
150' X 32' (EA)
- #103 - 126' X 21'
- #104 - 128' X 32'
- #602 - 130' X 38'
- #604 THRU #606 -
204' X 42' (EA)
- WW#601 - 19' X 18'
- WW#602 - 27' X 14'
- WW#603 - 23' X 13'
- WW#604 - 21' X 18'
- WW#605 - 21' X 19'
- WW#606 - 6' X 6'

BENCH SPACE GROWING AREA PER SECTION

<u>SECTION</u>	<u>Width</u>	<u>Length</u>	<u>Qty</u>	<u>Square Feet</u>
A	5.50	47.50	18.00	4,702.50
	5.50	45.00	9.00	2,227.50
	5.50	44.00	9.00	2,178.00
	6.50	47.50	18.00	5,557.50
	6.50	45.00	9.00	2,632.50
	6.50	44.00	9.00	2,574.00
				19,872.00
House 4	6.00	62.00	4.00	1,488.00
	6.00	60.00	4.00	1,440.00
	3.00	60.00	2.00	360.00
				3,288.00
Section B	6.00	70.00	36.00	15,120.00
Section C	5.50	76.00	24.00	10,032.00
	6.50	76.00	12.00	5,928.00
				15,960.00
Section D	5.50	70.00	56.00	21,560.00
	6.50	70.00	8.00	3,640.00
				25,200

Total Regular Growing Area: 79,440

Section Specifications

<u>Section A - IBG</u>	<u>Qty</u>	<u>Description</u>
	2	Temperature Zones
	2	Shade Systems
	2	Environmental Controllers
	2	Ebb & Flow Bench Systems
		Lighting Systems in 2 Zones
<u>Section B - National</u>		
	1	Temperature Zone
	1	Shade System
	1	Environmental Controller
	2	Blackout Shade Systems
		Drip Tube Water System
<u>Section C - Noordland</u>		
	2	Temperature Zones
	2	Shade Systems
	2	Environmental Controllers
	2	Ebb & Flow Bench Systems
<u>Section D - National</u>		
	4	Temperature Zones
		a. 1 Zone propagation mist system
		HID Lighting
		Hand Watering; no Ebb & Flow
		b. 3 zones Ebb & Flow bench systems
	4	Environmental Controllers
	4	Shade Systems
	2	Blackout Shade Systems

Turn Key Greenhouse Operation

45W880 IL ROUTE 38, MAPLE PARK, IL 60151

TURN KEY GREENHOUSE OPERATION PROPERTY FOR SALE



THIJS DENNISON
630.251.2144

thijs@murraycommercial.com

JACE MURRAY
630.244.3272

jace@murraycommercial.com

Turn Key Greenhouse Operation

45W880 IL ROUTE 38, MAPLE PARK, IL 60151

TURN KEY GREENHOUSE OPERATION PROPERTY FOR SALE



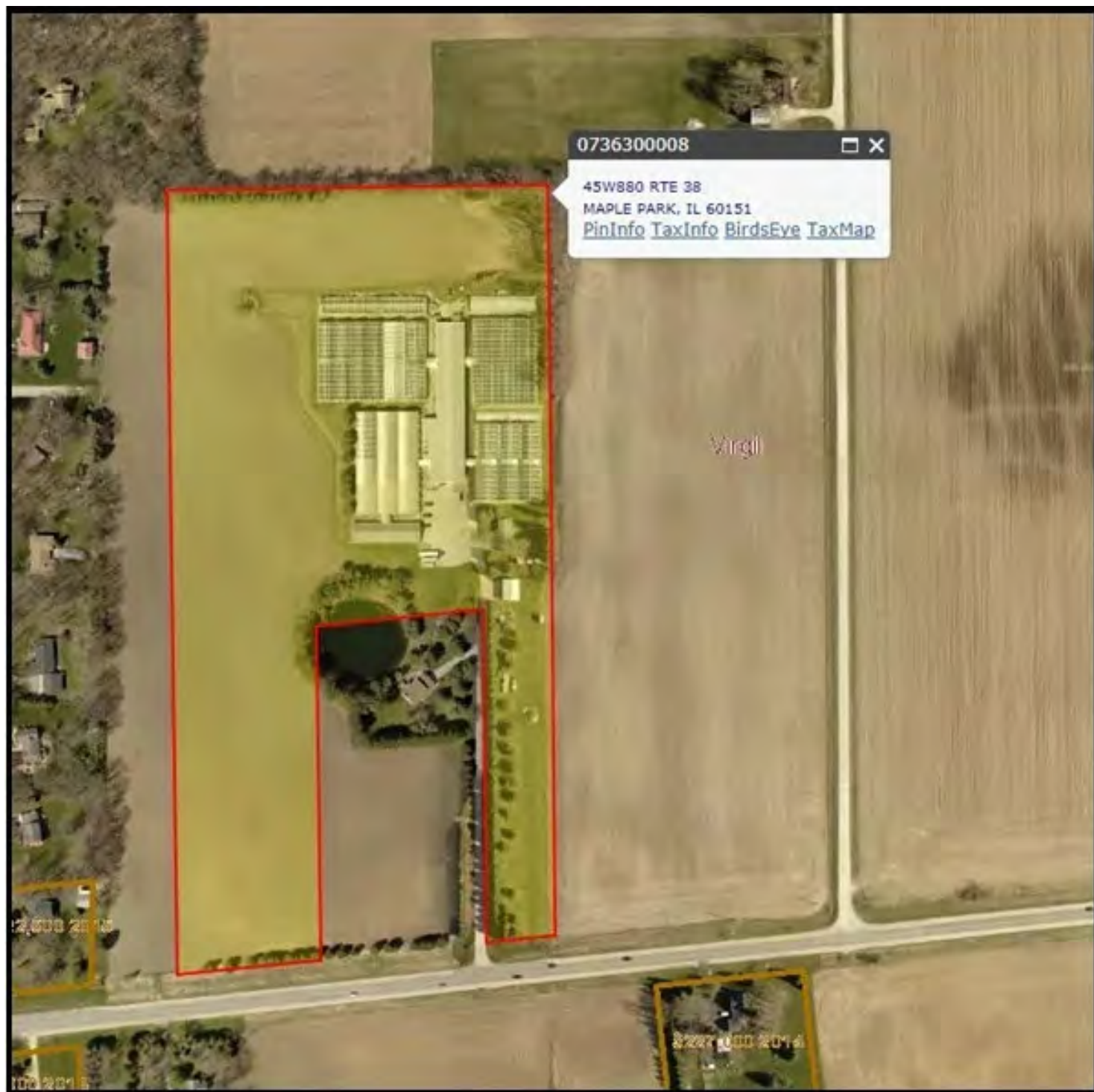
THIJS DENNISON
630.251.2144
thijs@murraycommercial.com

JACE MURRAY
630.244.3272
jace@murraycommercial.com

Turn Key Greenhouse Operation

45W880 IL ROUTE 38, MAPLE PARK, IL 60151

TURN KEY GREENHOUSE OPERATION PROPERTY FOR SALE



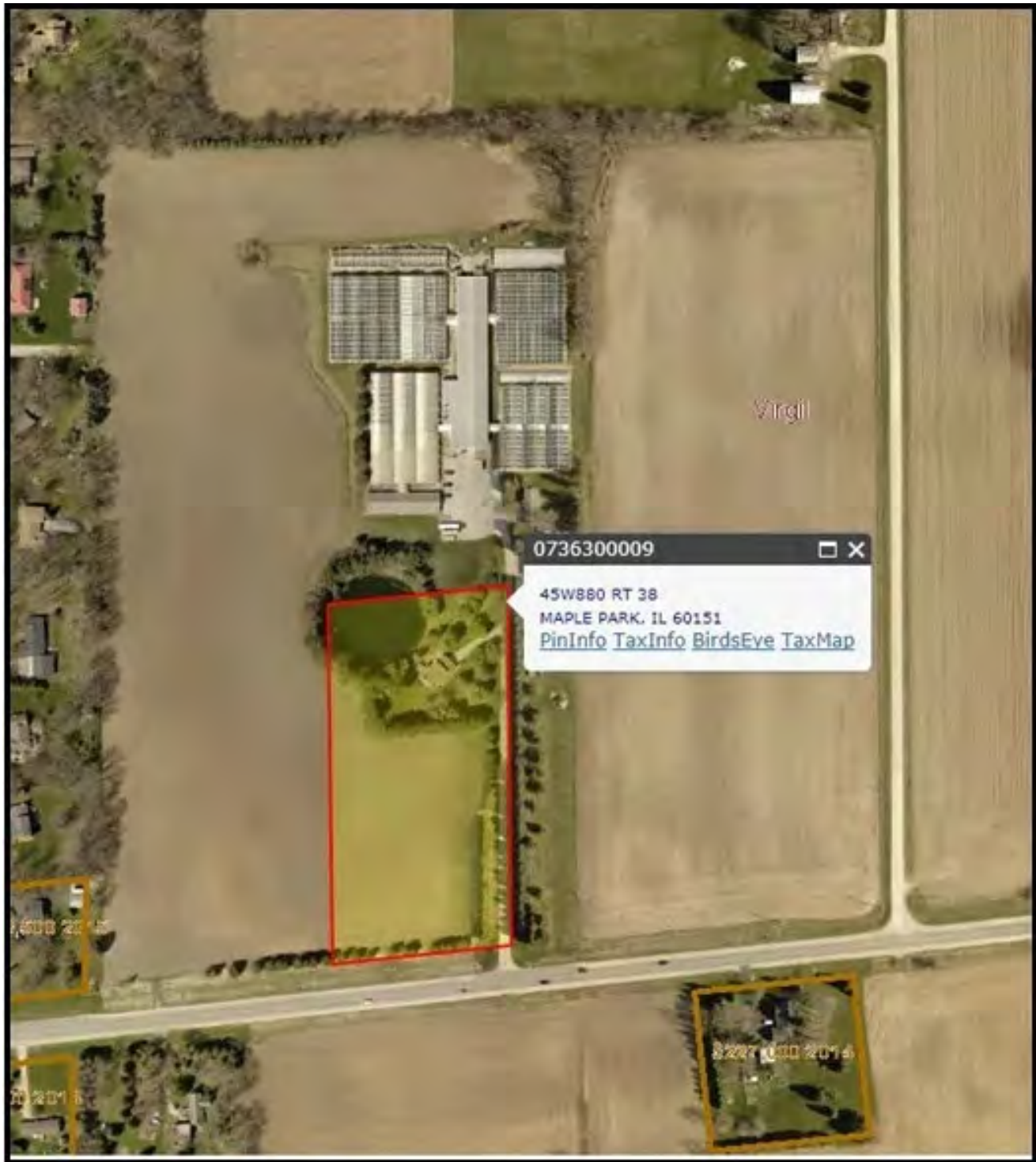
THIJS DENNISON
630.251.2144
thijs@murraycommercial.com

JACE MURRAY
630.244.3272
jace@murraycommercial.com

Turn Key Greenhouse Operation

45W880 IL ROUTE 38, MAPLE PARK, IL 60151

PARCELS



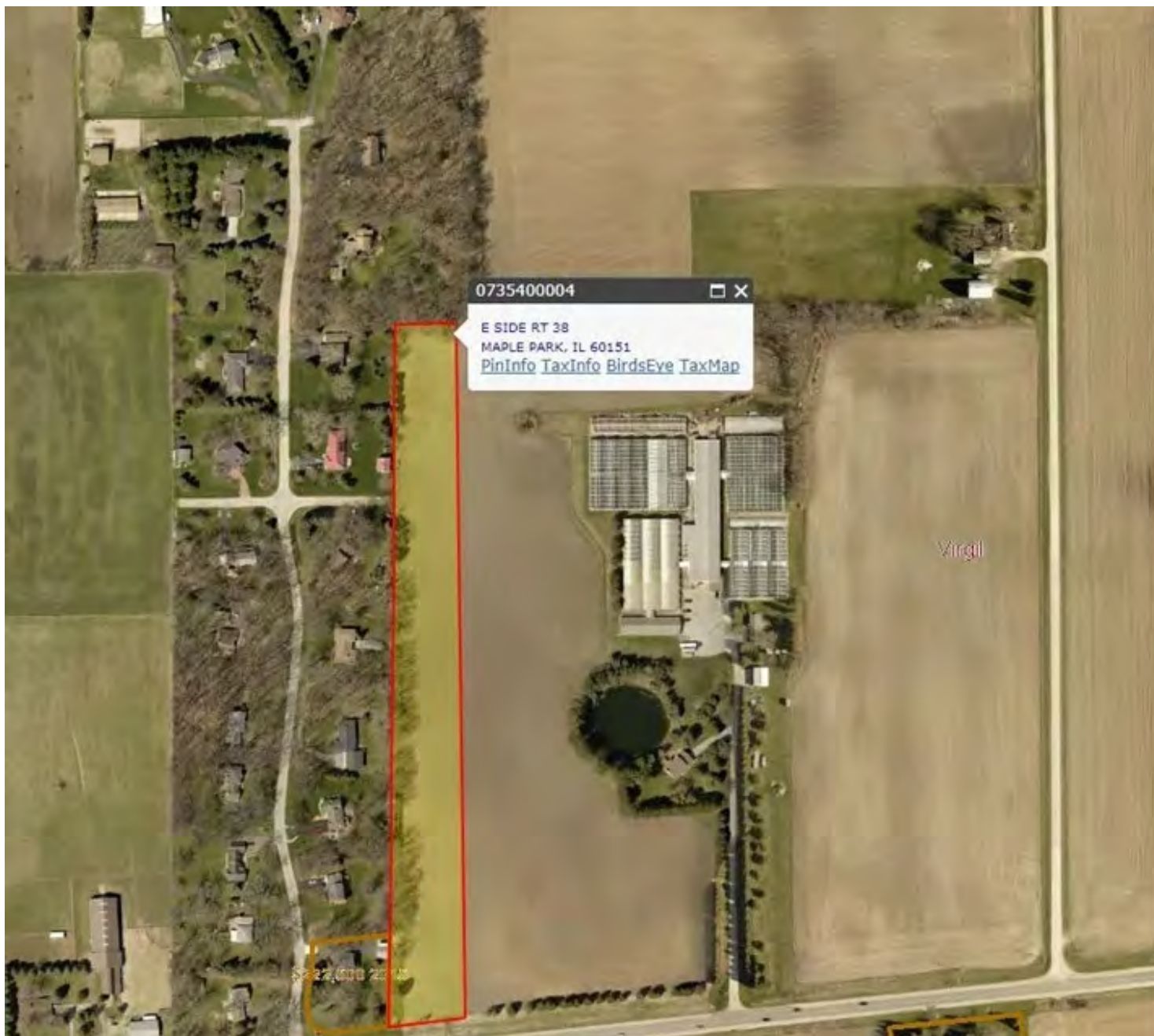
THIJS DENNISON
630.251.2144
thijs@murraycommercial.com

JACE MURRAY
630.244.3272
jace@murraycommercial.com

Turn Key Greenhouse Operation

45W880 IL ROUTE 38, MAPLE PARK, IL 60151

TURN KEY GREENHOUSE OPERATION PROPERTY FOR SALE



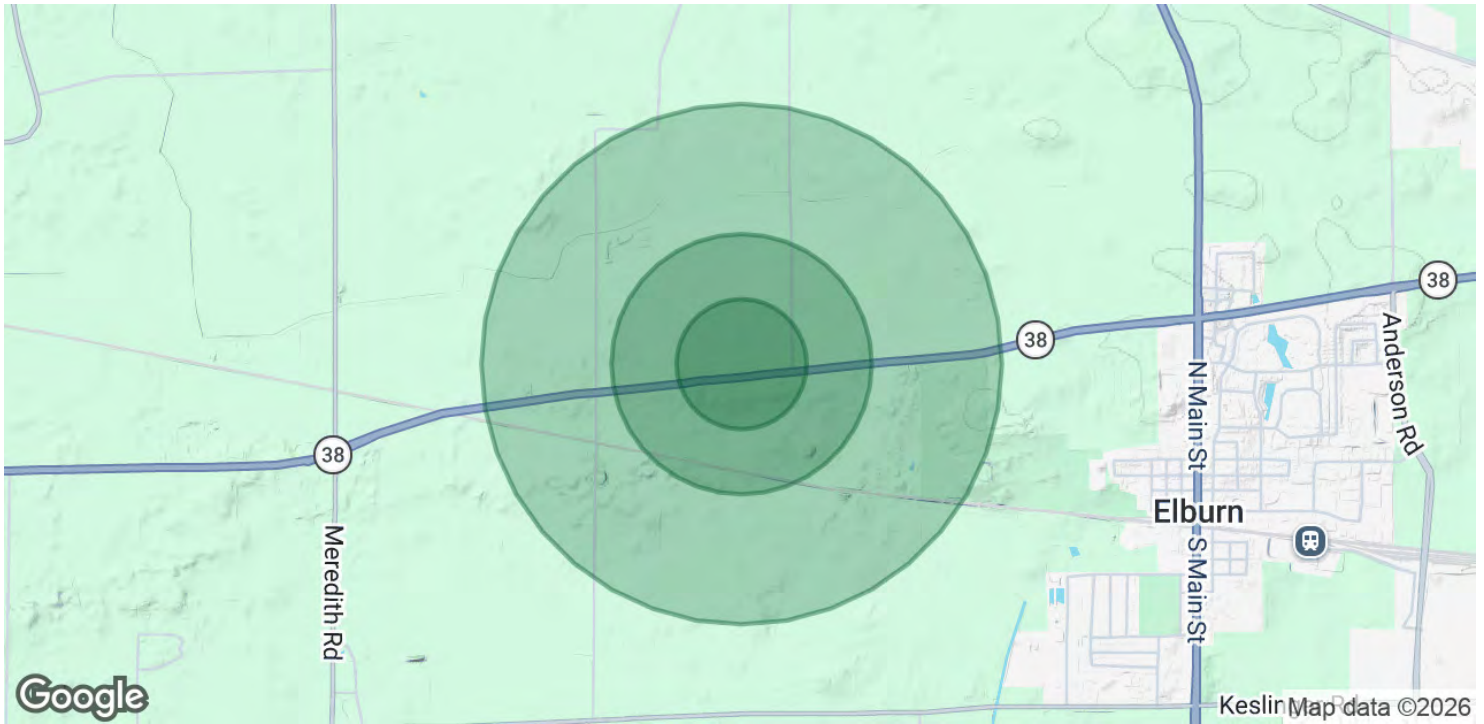
THIJS DENNISON
630.251.2144
thijs@murraycommercial.com

JACE MURRAY
630.244.3272
jace@murraycommercial.com

Turn Key Greenhouse Operation

45W880 IL ROUTE 38, MAPLE PARK, IL 60151

TURN KEY GREENHOUSE OPERATION PROPERTY FOR SALE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6	26	122
Average Age	54.3	49.6	46.2
Average Age (Male)	51.5	47.0	43.2
Average Age (Female)	56.5	51.4	47.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2	10	49
# of Persons per HH	3.0	2.6	2.5
Average HH Income	\$208,576	\$164,974	\$140,893
Average House Value	\$468,521	\$417,640	\$395,251

2023 American Community Survey (ACS)



THIJS DENNISON
630.251.2144
thijs@murraycommercial.com

JACE MURRAY
630.244.3272
jace@murraycommercial.com

Turn Key Greenhouse Operation

45W880 IL ROUTE 38, MAPLE PARK, IL 60151

TURN KEY GREENHOUSE OPERATION PROPERTY FOR SALE



AGENCY DISCLOSURE

Thank you for allowing Murray Commercial the opportunity to share this information and/or show you the above-referenced property. This activity does not result in the Broker/Sales Associate acting as your agent. The Broker/Sales Associate is acting as the Designated Agent for the Owner. As a result, the Broker/Sales Associate will NOT act as a Dual Agent and will NOT be acting as an agent on your behalf.

The information contained herein was obtained from sources believed to be reliable; however, Murray Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease, or withdrawal without notice.



THIJS DENNISON
630.251.2144

thijs@murraycommercial.com

JACE MURRAY
630.244.3272

jace@murraycommercial.com

TURN KEY GREENHOUSE OPERATION PROPERTY FOR SALE



JACE MURRAY

President/Managing Broker

jace@murraycommercial.com

Direct: 630.513.0173 | Cell: 630.244.3272

PROFESSIONAL BACKGROUND

With over 20 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

EDUCATION

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firm's ability to provide best of class services within the commercial real estate industry.

MEMBERSHIPS

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.

Murray Commercial
2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173



THIJS DENNISON
630.251.2144
thijs@murraycommercial.com

JACE MURRAY
630.244.3272
jace@murraycommercial.com

TURN KEY GREENHOUSE OPERATION PROPERTY FOR SALE



THIJS DENNISON

Broker

thijs@murraycommercial.com

Direct: 630.513.0173 | Cell: 630.251.2144

PROFESSIONAL BACKGROUND

Thijs joined Murray Commercial in 2022. He values building strong relationships with clients and tenants through his strong communication skills and results-driven approach. Thijs left the education field, where he was a High School math teacher, to pursue his interests in commercial real estate.

The Murray Team relies on Thijs as a Property Manager and Commercial Broker. As a Commercial Broker, Thijs focuses on details and communication with his clients to meet their needs and Murray's high standards of business. With his finance and math background and through proformas and analytical data, he assists his clients into making informed decisions. As a Property Manager, Thijs uses his analytical skills to create annual operating budgets to ensure the asset is performing at a maximum capacity. His clear communication and passion to work with others makes overseeing day-to-day operations on commercial properties simple and efficient for property ownership.

Thijs attended Purdue University where he earned a degree in Financial Counseling and Planning. He also attended North Central College where he earned a Secondary Ed. mathematics degree and a masters in curriculum and instruction. In his spare time he enjoys coaching softball at St. Charles North High School and for the Dennison Silver Hawks Organization.

EDUCATION

Purdue University- BA in Financial Counseling and Planning

North Central College- BA in Secondary Ed. Mathematics

American College of Education- Masters in Instructional Design

Murray Commercial

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173



THIJS DENNISON

630.251.2144

thijs@murraycommercial.com

JACE MURRAY

630.244.3272

jace@murraycommercial.com