



Available For Lease - 664,110 SF

Former BPI / First Brands Facility

1100 Corporate Drive | 1380 Corporate Drive | 4400 Prime Parkway



PROPERTY SUMMARY & PARCEL OUTLINE

Former BPI-First Brands Facility offers three separate ownership opportunities within the same business park. 1100 Corporate Drive is a 376,110 SF industrial facility on 19.85 acres with 16 dock doors, 28' clear height, 4,000 amps of power, ESFR sprinklers, and parking for 186 vehicles plus 15 trailer spaces. 1380 Corporate Drive features 246,297 SF of industrial space with 15 dock doors, 28' clear height, 4,000 amps of power, ESFR sprinklers, and parking for 324 vehicles with up to 60 trailer stalls. 4400 Prime Parkway is an approximately 41,703 SF office building that complements the industrial facilities. 1100 Corporate Drive can be purchased separately, while 1380 Corporate Drive and 4400 Prime Parkway must be acquired together, providing flexible options for industrial, distribution, manufacturing, and office users.



1100 CORPORATE DRIVE, MCHENRY, IL 60050

RSF: 376,110

SF Office: 4,994 SF

Land Area: 19.85 acres

Year Built: 1999

Car Parking: 186

Trailer Parking: 15 Trailer

Zoning: I-1

Power: 4,000 amps

Ceiling Height: 28'

Loading: 16 Docks

Taxes: \$1.00/PSF

Sprinkler: ESFR



1100 CORPORATE DRIVE, MCHENRY, IL 60050



1380 CORPORATE DRIVE, MCHENRY, IL 60050

RSF: 246,297 (5,000 SF office)

Land Area: 16.88 acres

Year Built: 1995

Car Parking: 324 total

Trailer Parking: Up to 60 stalls

Power: 4,000 amps

Ceiling Height: 28'

Loading: 15 Docks

Taxes: \$1.43/PSF

Sprinkler: ESFR



1380 CORPORATE DRIVE, MCHENRY, IL 60050



4400 PRIME PARKWAY, MCHENRY, IL 60050

RSF: 41,703 SF Office Building

Land Area: 4.2 acres

Year Built: 1990

Taxes: \$0.53/PSF



4400 PRIME PARKWAY, MCHENRY, IL 60050



PRIME INDUSTRIAL LOCATION - MCHENRY, IL

Former BPI / First Brands Facility is strategically positioned within McHenry's established industrial and business corridor, offering strong connectivity to the greater Chicagoland region and key Midwest transportation networks. The property benefits from convenient access to US-31, IL-120, and IL-47, with direct connections to I-90 and I-94, enabling efficient regional distribution throughout Northern Illinois, Southeastern Wisconsin, and the broader Midwest market. Located within a well-established industrial park environment, the site is surrounded by manufacturing, distribution, and technology users, making it ideally suited for warehousing, light manufacturing, logistics, flex industrial, and service operations. Its proximity to a skilled workforce, major population centers, and regional transportation infrastructure provides exceptional accessibility and operational efficiency within one of the strongest industrial markets in the country.

LOCATION KEY DISTANCES

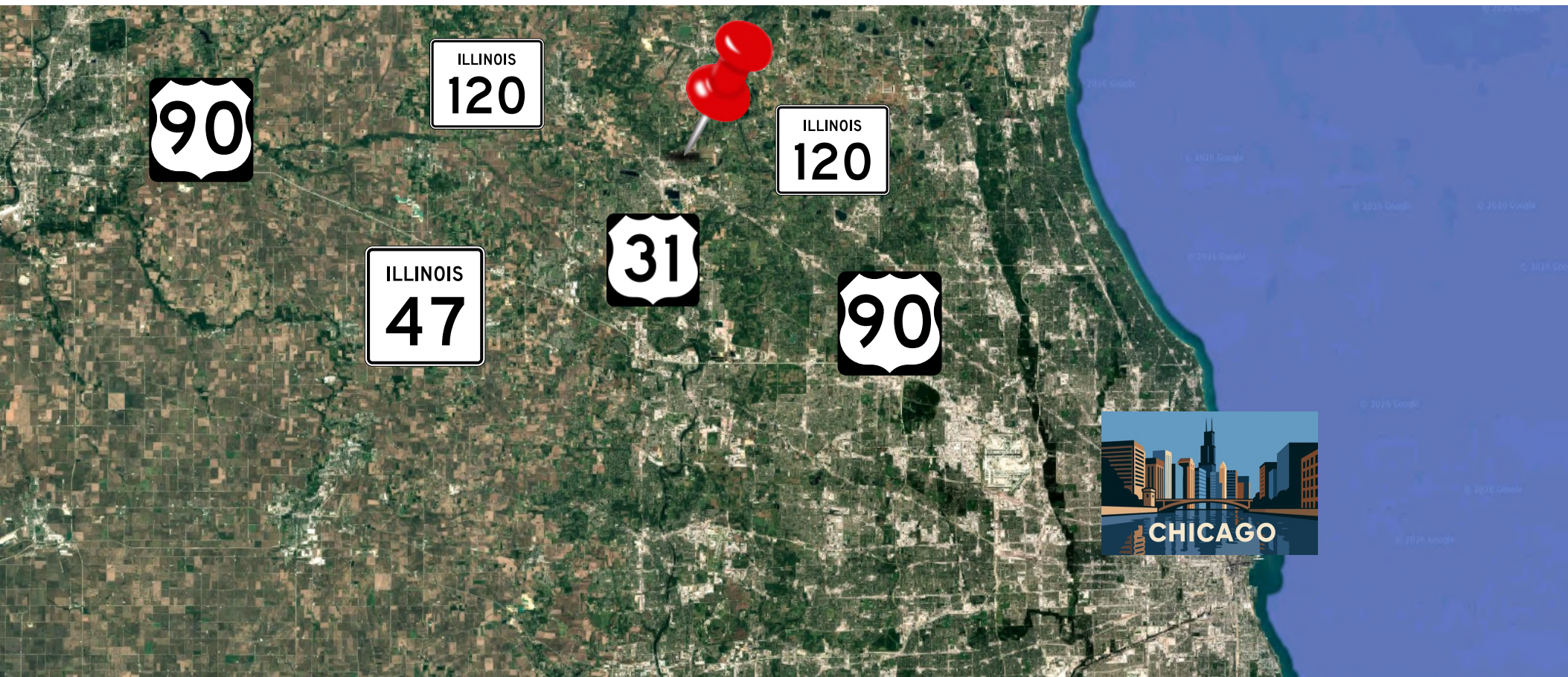
US-31: 1.0 mile

IL-120: 2.0 miles

IL-47: 5.0 miles

I-90: 18 miles

Downtown Chicago: 55 miles





Ryan McConnell



VP of Acquisitions



(315) 214-1139



Ryan@ironhornenterprises.com

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