



Offering Memorandum

USDA FOOD GRADE FACILITY
FOR SALE

USDA Food Grade Facility

600 TERRITORIAL DRIVE, SUITE E, BOLINGBROOK, IL
60440

PRESENTED BY:

KAREN KULCZYCKI, CCIM, SIOR

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

PROPERTY SUMMARY

USDA FOOD GRADE FACILITY

600 TERRITORIAL DRIVE,
SUITE E
BOLINGBROOK, IL 60440

OFFERING SUMMARY

SALE PRICE: \$2,750,000

PRICE / SF: \$233.53

BUILDING SIZE: 97,142 SF

AVAILABLE SF: 11,776 SF

OFFICE SF: 1,200 SF

CLEAR HEIGHT: 24'

LOADING: 1 DOCK DOOR
1 DID (12' X 14')

POWER: 400 AMP, 277 /
480 V, 3-PHASE

SPRINKLER: CLASS IV SYSTEM

ZONING: 01

ASSOCIATION DUES: \$26,038.60
(Annually)

TAXES: \$21,427.02 (2025)

PIN #: 12-02-21-104-010-
1007

PROPERTY SUMMARY

SVN Chicago Commercial is pleased to present this 11,776 SF USDA Food Grade industrial space for sale. With ample space for production and storage, this facility presents a turnkey solution for businesses looking to expand or establish a presence in a dynamic market. This space features immediate access to I-55 and I-355 via Route 53 and Weber Road interchanges.



Electrical & Infrastructure:

- **Lighting:** Brand-new, high-power LED lighting throughout the entire warehouse and production area.
- **Power Upgrade:** Completed a major ComEd electrical upgrade (2025).

Warehouse & Loading

- **Cold Storage:** Includes a new walk-in cooler (2025) — fully included in the sale.
- **Loading Dock:** Equipped with a new electric hydraulic dock leveler (Installed March 2026).

Food Processing & Production Rooms (Completed 2025)

- **Room #1:** FDA Food Grade certified room.
- **Room #2:** USDA Food Grade certified room featuring 304 stainless steel walls and a brand-new grease trap with insulated, underground exterior plumbing.
- **Shared Production Features:**
 - Individual drainage systems in both rooms.
 - 12' X 14' Cookson Mfg. ERD10 rolling steel fire garage doors in both rooms.
 - Three (3) stainless steel 3-compartment sinks and handwashing stations (included).
 - Designated office space located directly within the production area.

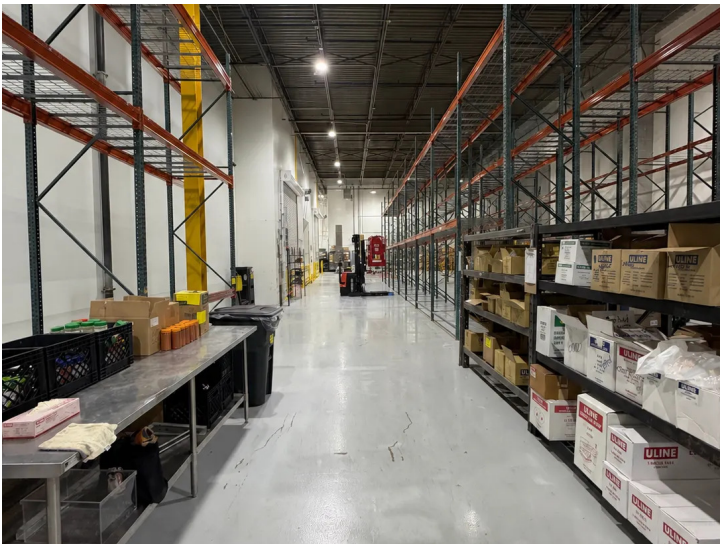
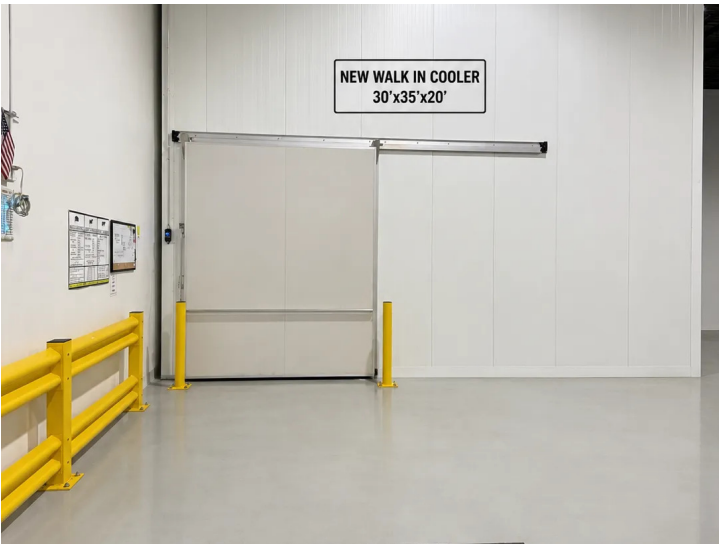
Test Kitchen & Employee Amenities (Completed 2025)

- **Test Kitchen:** Outfitted with a stainless steel commercial hood and dedicated stainless steel storage for handwashing.
- **Breakroom:** Dedicated employee breakroom featuring a stainless steel handwashing station and storage cabinet.

Office & Front-of-House (Remodeled 2024)

- **Office Spaces:** Two (2) remodeled offices, an additional office space at the main entrance, and a front conference room.
- **Restrooms & Facilities:** Two (2) remodeled bathrooms in the office area, two (2) additional bathrooms in the production area, and two (2) changing rooms.

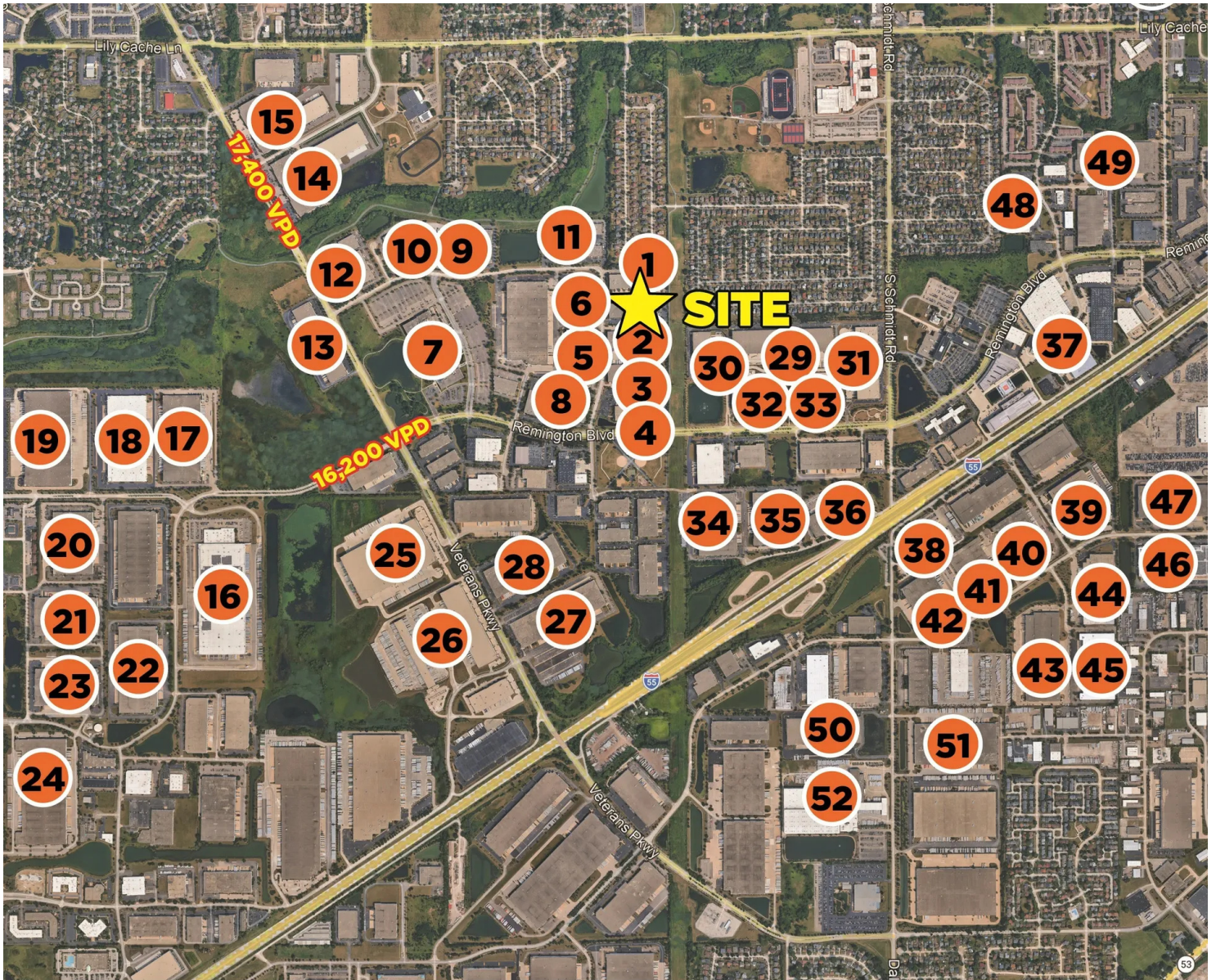
WAREHOUSE & PRODUCTION PHOTOS



OFFICE PHOTOS



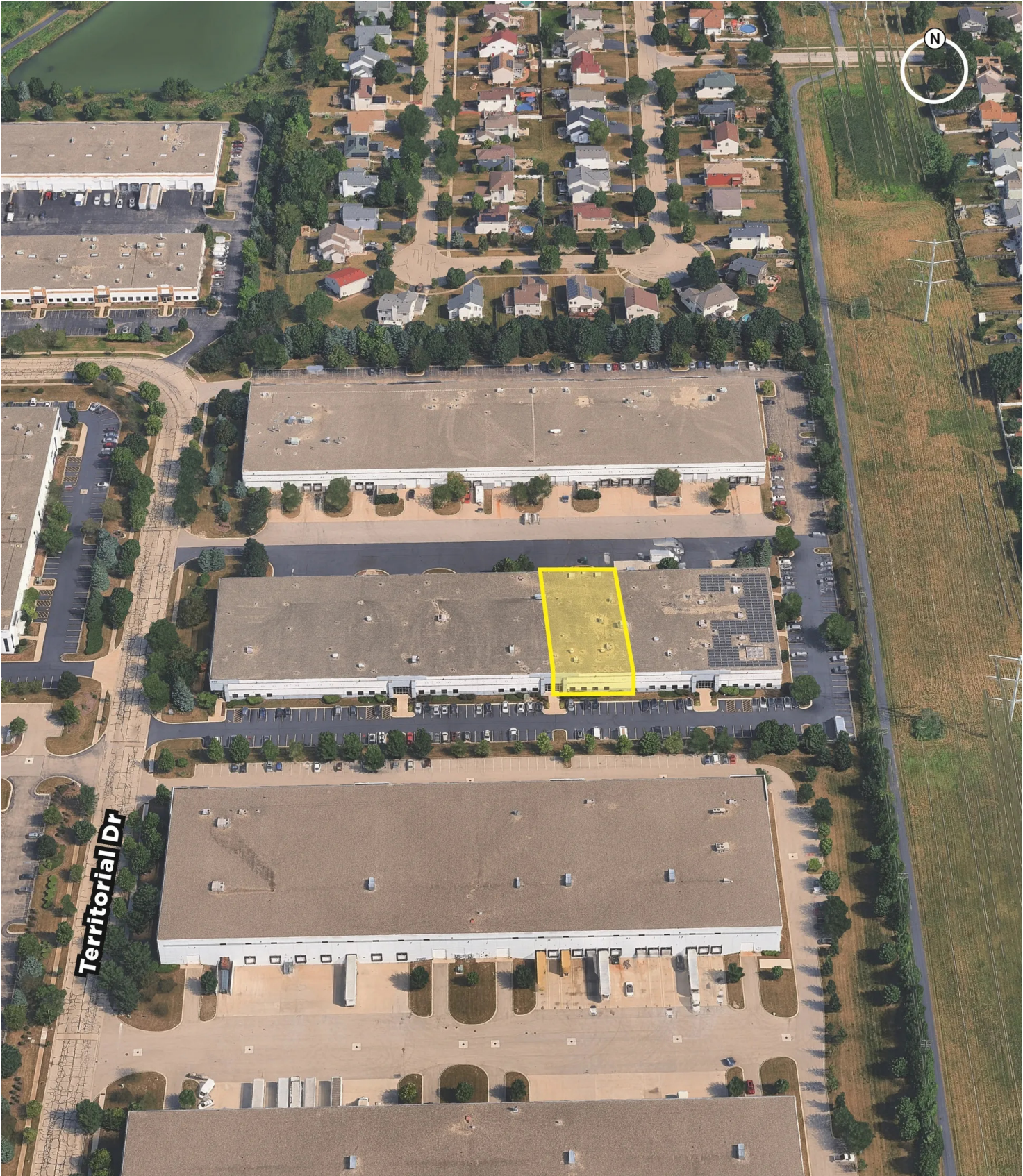
NEARBY INDUSTRIAL MAP

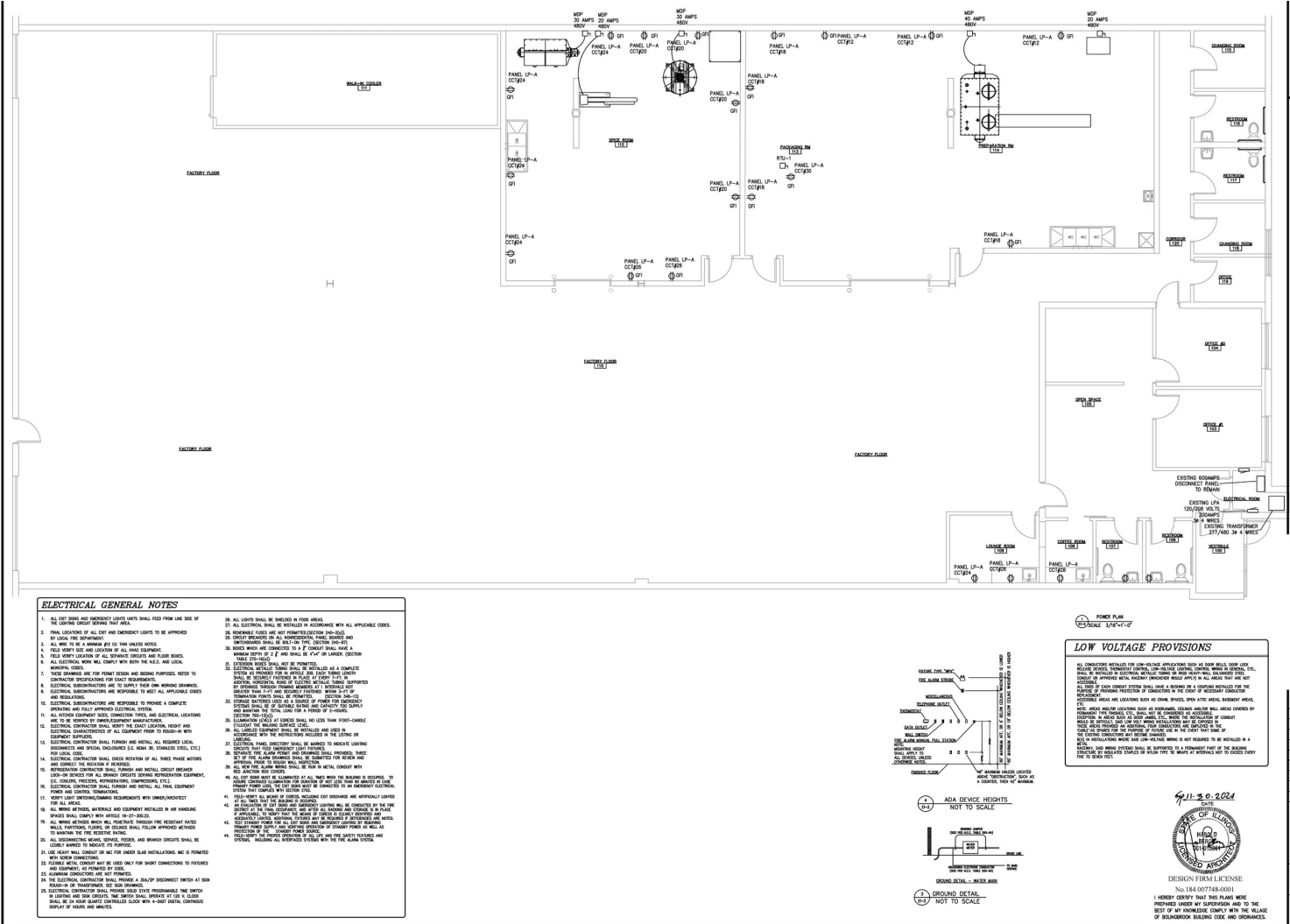


NEARBY INDUSTRIAL

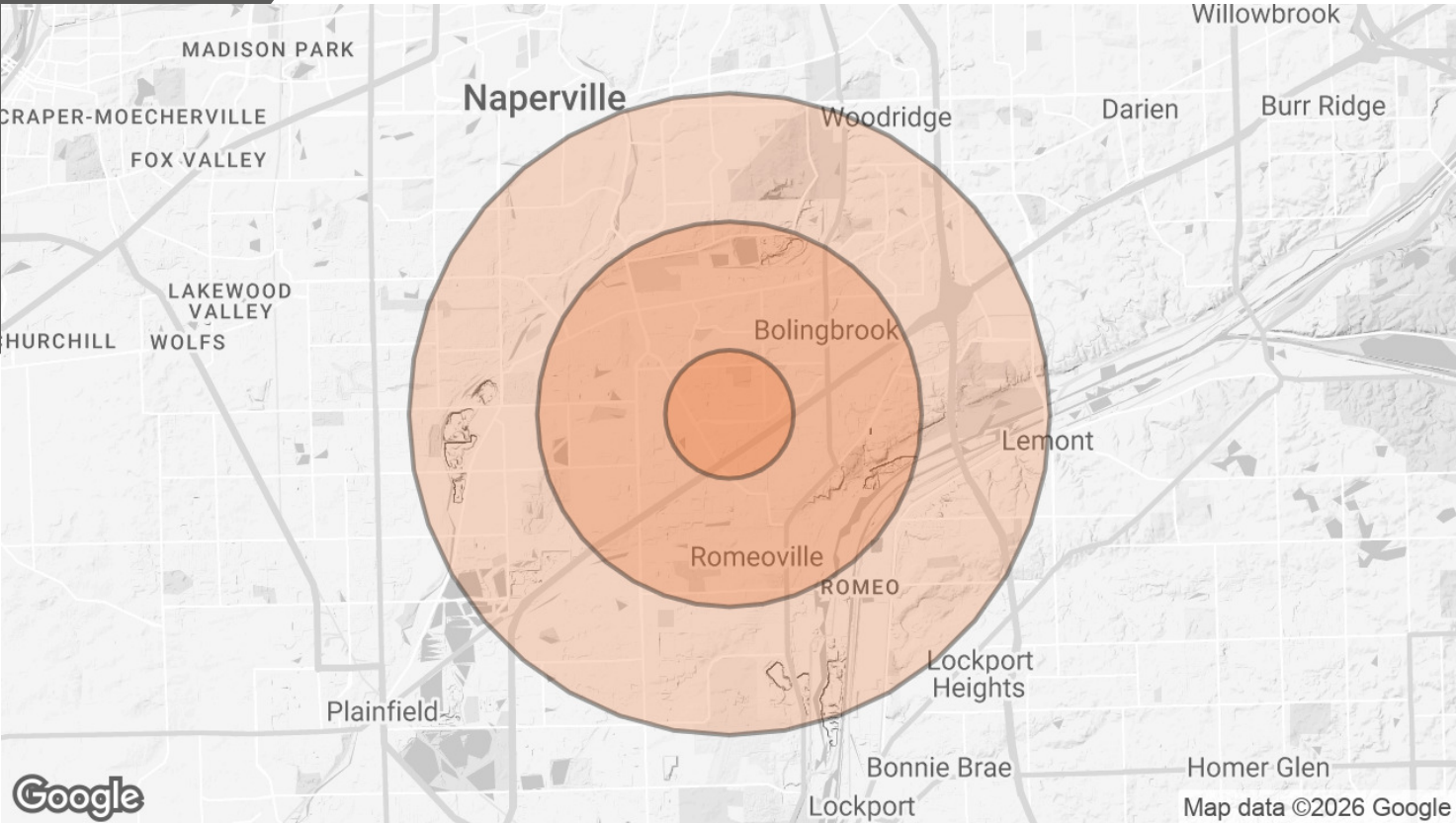
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|--------------------------------|-------------------------------|-----------------------------------|-------------------------------|
| 1. Integrated Medical Systems | 14. JSI Cabinetry | 27. New Breed Leasing Corp | 40. Pierce Distribution |
| 2. Multi Plastics | 15. Scrip Companies | 28. APL Logistics, MCF | 41. Solesence, Inc |
| 3. Chicago Exhibit Productions | 16. Amazon Fulfillment Center | 29. eShipping Distribution | 42. Munch's Supply |
| 4. Invenergy C.O.E. | 17. Hearthside Foods | 30. Penske Logistics | 43. Spears Manufacturing |
| 5. Amsive | 18. Symbia Logistics | 31. Walgreens Micro Fulfillment | 44. Basic Crating & Packaging |
| 6. Sigma Global | 19. GEODIS Contract Logistics | 32. Trane LCU Express Warehouse | 45. 2XL Corporation |
| 7. Ulta Beauty HQ | 20. RTC | 33. Chicago Mainfreight Warehouse | 46. G&W Electric Co |
| 8. Crane Nuclear | 21. Victor Technology | 34. Fresh Thyme Distribution | 47. Ty Inc. |
| 9. Connemara Converting | 22. Synnex Corporation | 35. Menasha Packaging | 48. Copper & Brass Sales |
| 10. Hudson Bolingbrook | 23. Quad / Graphics Logistics | 36. Power Play Distributors | 49. CHEP |
| 11. BeltOutlet.com | 24. GEA Farm Technologies | 37. WeatherTech | 50. Distribution 2000, Inc |

SITE PHOTO





DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,849	73,323	180,633
AVERAGE AGE	37.9	37.1	39.3
AVERAGE AGE (MALE)	36.7	36.8	38.6
AVERAGE AGE (FEMALE)	38.8	37.4	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,843	23,239	61,061
# OF PERSONS PER HH	3.2	3.2	3
AVERAGE HH INCOME	\$124,303	\$123,109	\$144,115
AVERAGE HOUSE VALUE	\$288,771	\$300,115	\$377,188

2023 American Community Survey (ACS)

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940 WEST ADAMS
STREET, SUITE 200
CHICAGO, IL 60607



SVNCHICAGO.COM