



FOR SALE | OFFERING MEMORANDUM

2600 BOND STREET

UNIVERSITY PARK, ILLINOIS 60484

±29 ACRES · TRUCK & TRAILER PARKING · DEVELOPMENT SITE

CONTACT US:
DARIUS JUSAITIS · (708)-707-2377 · properties@usacommercialgroup.com



EXECUTIVE SUMMARY

THE PROPERTY

2600 Bond Street is a ±28.00-acre industrial development opportunity in University Park, Illinois, located less than one mile from I-57. The property is zoned I-1 Industrial and includes an existing ±5,500 SF steel building, fenced yard area, partial paving and gravel, and an existing stormwater sewer system.

The site offers significant flexibility for warehouse/distribution, manufacturing, truck terminal operations, IOS, fleet service, mechanical facilities, outdoor storage, and truck or trailer parking. A railroad branch/spur can potentially be extended directly to the property, creating additional value for rail-served industrial users.

Engineering plans have been prepared and submitted to the Village for potential subdivision of the property into 4 or 5 industrial lots, creating multiple development and ownership strategies for investors, developers, and owner-users.



PROPERTY SNAPSHOT

SITE AREA	±28 Acres
EXISTING BUILDING	±5,500 SF Steel Building
RAILROAD ACCESS	Potential Railroad Spur Extension to Site

HIGHWAY ACCESS	Less Than 1 Mile From Interstate 57
AVAILABILITY	For Sale
PRICING	Subject to Offer

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DEVELOPMENT POTENTIAL

- **±28.00 Acres of Highly Flexible Industrial Land** – A rare large-scale site that can accommodate a wide range of development concepts, from a single major owner-user facility to a multi-building industrial campus, phased development, or potential subdivision into multiple parcels. Currently, the property is fenced, has a 5500SF steel building, is partially paved and graveled, and also has storm water sewer system.
- **I-1 Industrial Zoning** – Industrial zoning supports multiple potential uses such as warehouse/distribution, manufacturing, truck terminal, IOS, fleet operations, mechanical/service facilities, outdoor storage, truck and trailer parking, or others.
- **Direct Rail Access to the Property** – A railroad branch/spur can be extended directly to the site, creating a significant advantage for manufacturers, distributors, material users, logistics companies, and other businesses that can benefit from rail-served operations.
- **Less Than 1 Mile from I57** – Excellent highway access provides efficient connectivity throughout Chicagoland, Northwest Indiana, and the broader Midwest.
- **Exceptional Development Potential** – The acreage provides enough room to subdivide property. Engineering plans are prepared and submitted to the Village for property subdivision into 4 or 5 lots.
- **Flexibility** – Existing improvements provide immediate property use, while a larger development or redevelopment plans are being designed and constructed.
- **Rare Combination of Scale, Infrastructure, and Location** – Large industrial parcels with this amount of acreage, direct rail access, interstate proximity, existing improvements, and multiple development possibilities are increasingly difficult to find in the Chicago industrial market.

POTENTIAL SITE PLANS



3-Building Site Plan



5-Building Site Plan

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LOCATION & ACCESS

INTERSTATE ACCESS

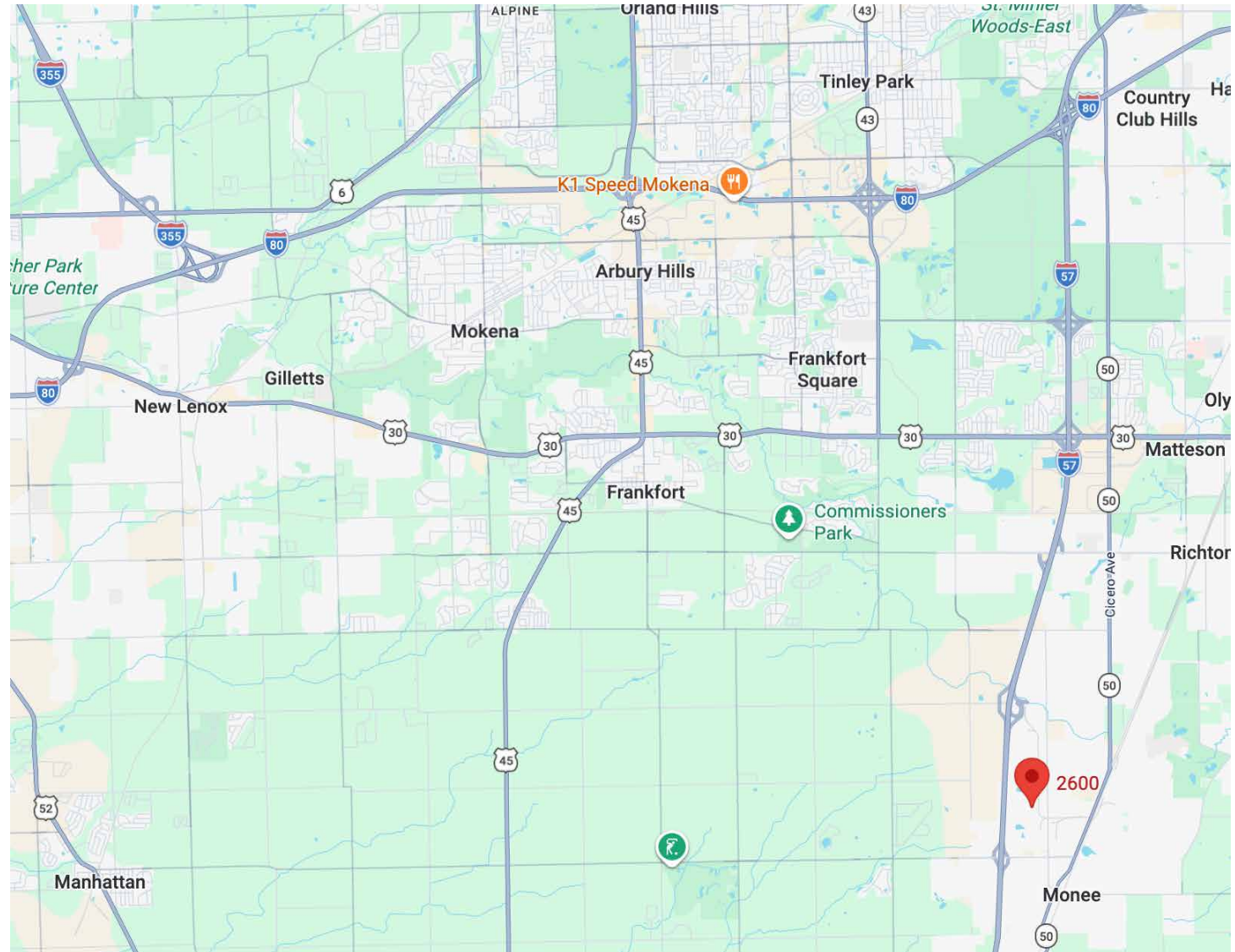
The property is located less than one mile from Interstate 57, providing direct highway access to the Chicago metropolitan market and the national interstate network.

CHICAGO SOUTHLAND

University Park sits within the Chicago Southland, an established industrial and distribution submarket serving the greater Chicago metropolitan area.

MARKET POSITION

The site represents one of the largest and most flexible industrial development opportunities in the Chicago Southland, available for sale or lease.



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Major Area Employers



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BOND STREET SUBDIVISION

OF

PROPERTY ADDRESS: 2600 BOND STREET, UNIVERSITY PARK, ILLINOIS

PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS.

OVERALL LAND AREA = 1235.382 SF
OR 28.360 ACRES MORE OR LESS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARE, STREETS, AND HIGHWAYS, AND HEREBY ALSO RESERVES FOR THE ILLINOIS BELL TELEPHONE COMPANY, THE NORTHERN ILLINOIS GAS COMPANY, THE COMMONWEALTH Edison COMPANY, AND THE VILLAGE OF UNIVERSITY PARK, THE EASEMENT PROVISIONS WHICH ARE STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HERETO.

DATED THIS _____ DAY OF _____ AD 20____
OWNERS: _____ AND _____

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING

INSTRUMENT AS SUCH _____ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THIS PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:

THIS _____ DAY OF _____ 20____

BY: _____
NOTARY PUBLIC

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

I, _____, COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDRESSABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF THE VILLAGE OF

UNIVERSITY PARK, WILL COUNTY, ILLINOIS THIS _____ DAY
AD 20____BY: _____
COUNTY CLERK

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

I, _____, VILLAGE CLERK OF VILLAGE OF UNIVERSITY PARK, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT THE

MEETING HELD ON _____ DAY OF _____ 20____
AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE. IN WITNESS WHEREOF I HAVE HEREIN SET MY HAND AND SEAL OF THE VILLAGE OF UNIVERSITY PARK, ILLINOIS, THIS _____ DAY OF _____

BY: _____
VILLAGE MAYOR (JOSEPH E. ROUDEZ III)

BY: _____
VILLAGE CLERK (JORDITHY DEE)

PLAN COMMISSIONER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

I, _____, CHAIRMAN OF THE VILLAGE PLAN COMMISSION, CERTIFY THAT ON _____ DAY OF _____ 20____ THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLAN COMMISSION.

BY: _____
ACTIVE CHAIRMAN OF PLAN COMMISSION

PLAT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

APPROVED BY THE BOARD OF SUPERVISORS OF WILL COUNTY, ILLINOIS
THIS _____ DAY OF _____ 20____

BY: _____
PLAT OFFICER

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

I, _____, VILLAGE ENGINEER, OF THE VILLAGE OF UNIVERSITY PARK, ILLINOIS, HEREBY CERTIFY THAT THE IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT UNIVERSITY PARK, WILL COUNTY, ILLINOIS, THIS _____ DAY OF _____ 20____

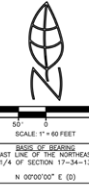
BY: _____
VILLAGE ENGINEER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

I, _____, COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDRESSABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT JOULET, WILL COUNTY, ILLINOIS, THIS _____ DAY OF _____ 20____

BY: _____
COUNTY CLERK

SUBMITTED AND RETURN TO:
VILLAGE OF UNIVERSITY PARK
14 TOWNSEND DRIVE
UNIVERSITY PARK, IL 60484

SPECIAL ASSESSMENTS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

I, _____, VILLAGE TREASURER OF THE VILLAGE OF UNIVERSITY PARK, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT UNIVERSITY PARK, WILL COUNTY, ILLINOIS, THIS _____ DAY OF _____ 20____

BY: _____
VILLAGE TREASURER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, RONALD W. ZARAT, A REGISTERED ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE LANDS SHOWN ON THE PLAT AND DESCRIBED IN THE ABOVE CAPTION, AND THAT THE SAID PLAT, DRAWN TO A SCALE OF 20 FEET PER 1 INCH, IS A TRUE AND CORRECT REPRESENTATION OF THE SAID SURVEY AND SUBDIVISION. I DO FURTHER CERTIFY THAT I HAVE PLACED IRON STAKES AT ALL CORNERS AND AT ALL CURVE CONTROL POINTS AS PERMANENT MONUMENTS FROM WHICH FUTURE SURVEYS MAY BE MADE. ALL MEASUREMENTS ARE SHOWN IN FEET AND IN DECIMAL PART OF A FOOT, OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: (P.I.N. 21-14-17-200-004)

THAT PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 705.00 FEET TO A POINT; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG A LINE PERPENDICULAR TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 17, A DISTANCE OF 600.00 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 1100.00 FEET TO A POINT; THENCE NORTH 00 DEGREES, 00 MINUTES 00 SECONDS EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 900.00 FEET TO A POINT; THENCE NORTH 90 DEGREES, 00 MINUTES 00 SECONDS EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 1100.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 900.00 FEET TO THE PLACE OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PARCEL 2: (P.I.N. 21-14-17-200-024)

THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF TRANS-AM SUBDIVISION AS RECORDED DECEMBER 03, 1979 AS DOCUMENT NO. R79-44462; THENCE SOUTH 0 DEGREES WEST, 64.90 FEET ALONG THE WEST LINE OF SAID SUBDIVISION TO A LINE 800 FEET NORTH OF AND PARALLEL TO BOND STREET; THENCE NORTH 90 DEGREES WEST 1000.00 FEET ALONG LAST SAID LINE; THENCE NORTH 0 DEGREES EAST 225.00 FEET; THENCE SOUTH 90 DEGREES EAST 1014.44 FEET TO THE SOUTHEASTERN LINE OF THE COMMONWEALTH Edison PROPERTY TAKEN IN 2015 BY PER ORDER NO. 1073-1789; THENCE SOUTH 43 DEGREES 57 MINUTES 41 SECONDS EAST, 238.31 FEET ALONG LAST SAID LINE TO THE NORTH LINE OF SAID TRANS-AM SUBDIVISION; THENCE NORTH 90 DEGREES WEST, 122.44 FEET ALONG LAST SAID NORTH LINE TO THE PLACE OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

THE PROPERTY DOES FALL WITHIN CORPORATE LIMITS.

I, _____, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT SITUATED IN A SPECIAL HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER FLOOD INSURANCE MAP NO. 17197C03450 AND MAP NO. 1723350 EFFECTIVE DATE FEBRUARY 15TH, 2019. THE DESCRIBED PROPERTY IS IN ZONE "X", AREA DETERMINED TO THE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DATED, THIS 13TH DAY OF JULY A.D., 2026, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3182

MY LICENSE EXPIRES NOVEMBER 30, 2028

ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL

ENGINEERING CORPORATION NO. 184-01245

CLIENT: SUNSET DRIVE, LLC



SHEET 1 OF 1

PROJ # 26-PR-1005



Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.acivil.com

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