

FOR SALE > 865,000 SF RAIL SERVED PRODUCTION & DISTRIBUTION FACILITY

704 W. Washington Street

WEST CHICAGO, ILLINOIS



About This Property

This 865,000 SF production plant and distribution center sits on a 59-acre land site and is currently available for sale. The BNSF rail-served facility is one of the largest existing building availabilities throughout Chicagoland for BNSF rail service and is comprised of a two building campus. The production plant totals 530,000 SF inclusive of 23,000 SF of existing office area. The 335,000 SF distribution center features 21 dock doors, 105 trailer parking positions and 24' ceiling clear height. Zoned M (Manufacturing District), this rail-served facility can appeal to a wide range of manufacturing and distribution users.

- > Total Building Size: 865,000 SF
- > Total Site Size: 59.07 Acres
- > Building 1 (Production Plant)
 - > 530,000 SF Total
 - > 441,000 SF Production space
 - > 66,000 SF Processing, mechanical, and infrastructure support
 - > 23,000 SF Office
 - > 22 Dock doors
 - > 418 Car parking spaces
 - > 123,000 SF basement (Not included in building square footage)
- > Building 2 (Distribution Center)
 - > 335,000 SF Total
 - > 21 Dock doors
 - > 24' Ceiling clear height
 - > 105 Trailer parking positions
 - > 71 Car parking spaces

Comments:

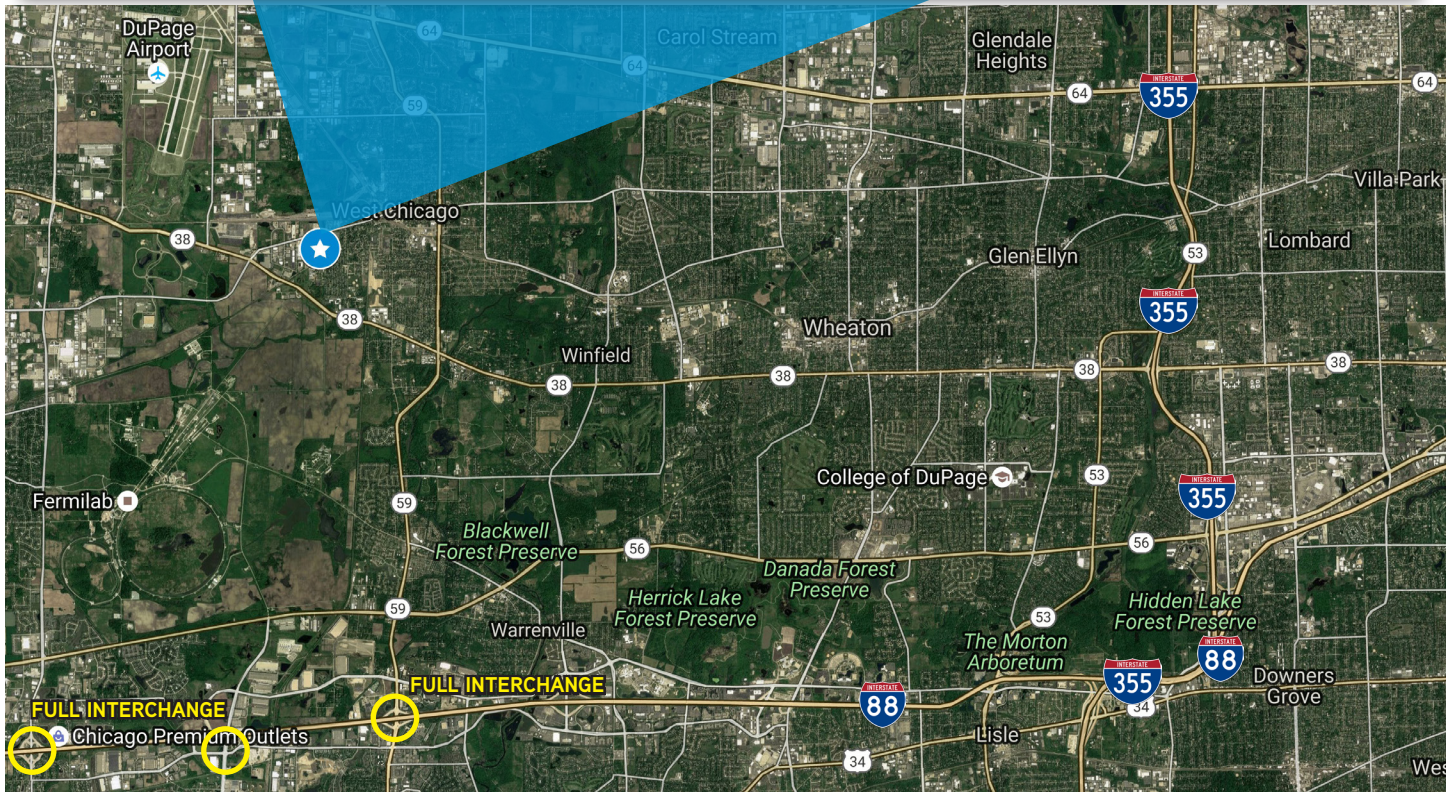
- > For Sale: Subject to Offer
- > Active BNSF rail spurs
- > Modern food plant security including full perimeter fencing with gated access/guard station, perimeter lighting and monitored external surveillance
- > 22 bulk dry silos with 6 level gravity flow mix towers
- > Over 79,500 gallons of liquid storage

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704 W. Washington Street > Aerial View



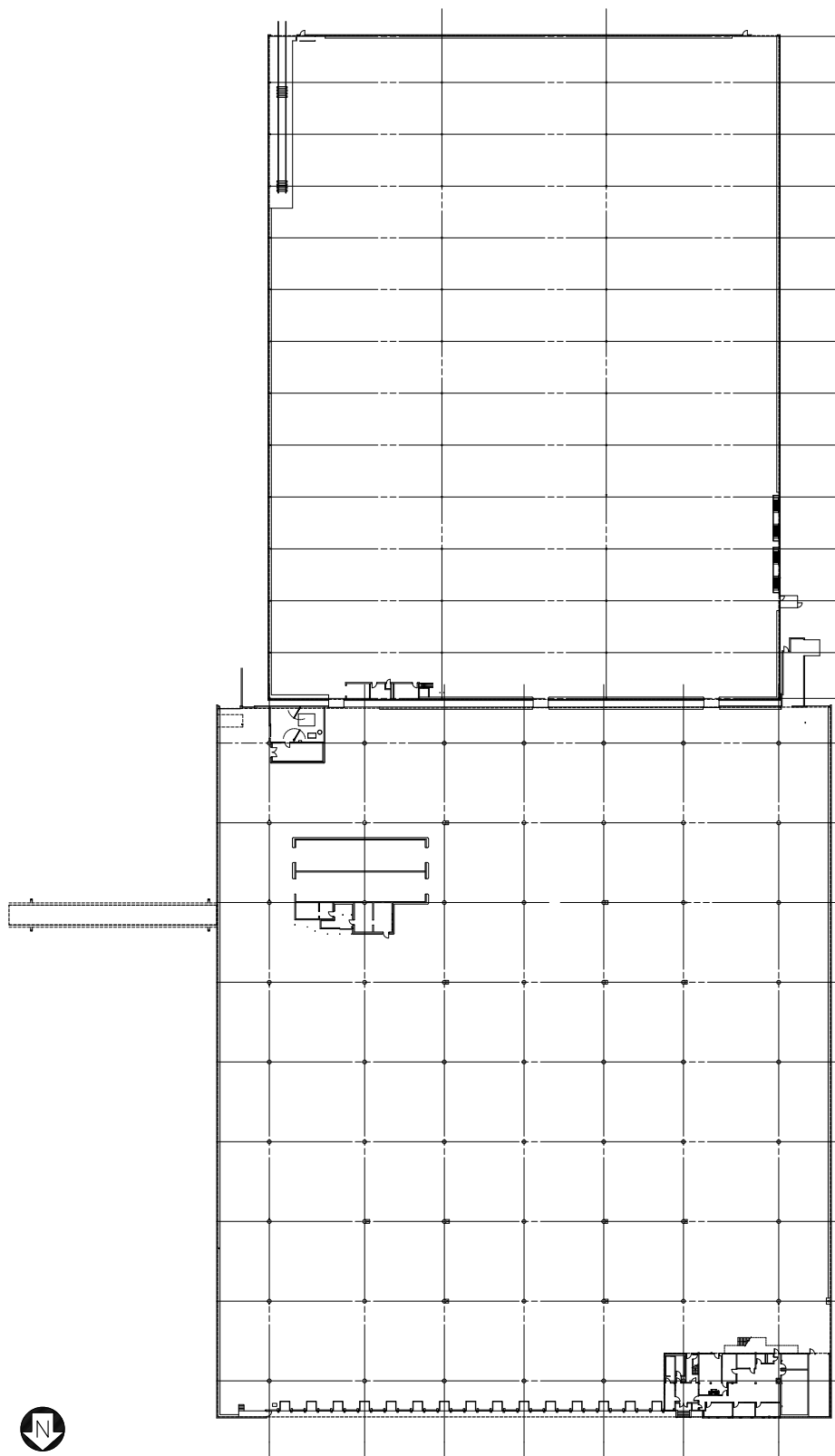
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DISTRIBUTION CENTER - 335,000 SF



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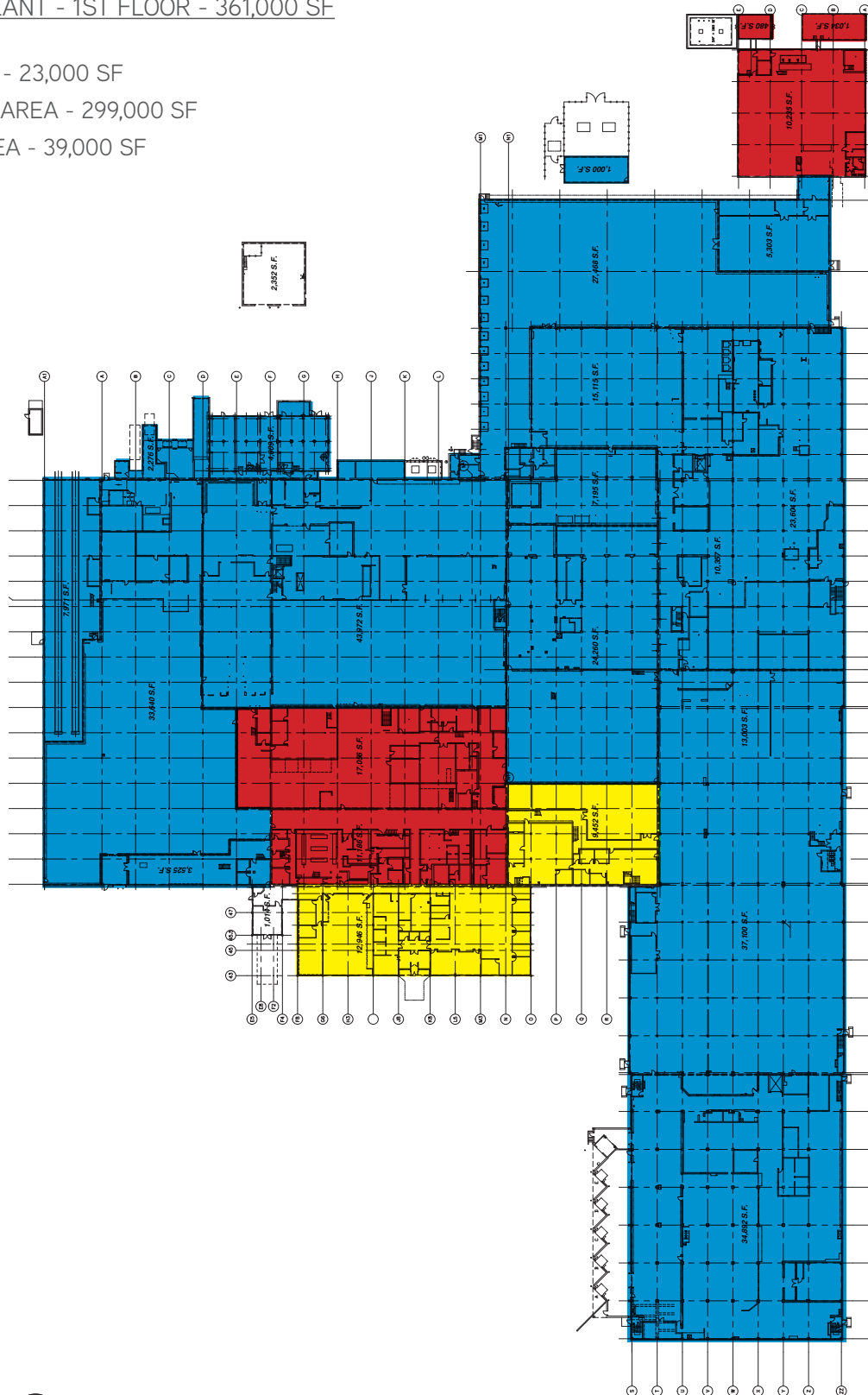
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PRODUCTION PLANT - 1ST FLOOR - 361,000 SF

- OFFICE AREA - 23,000 SF
- PRODUCTION AREA - 299,000 SF
- SUPPORT AREA - 39,000 SF



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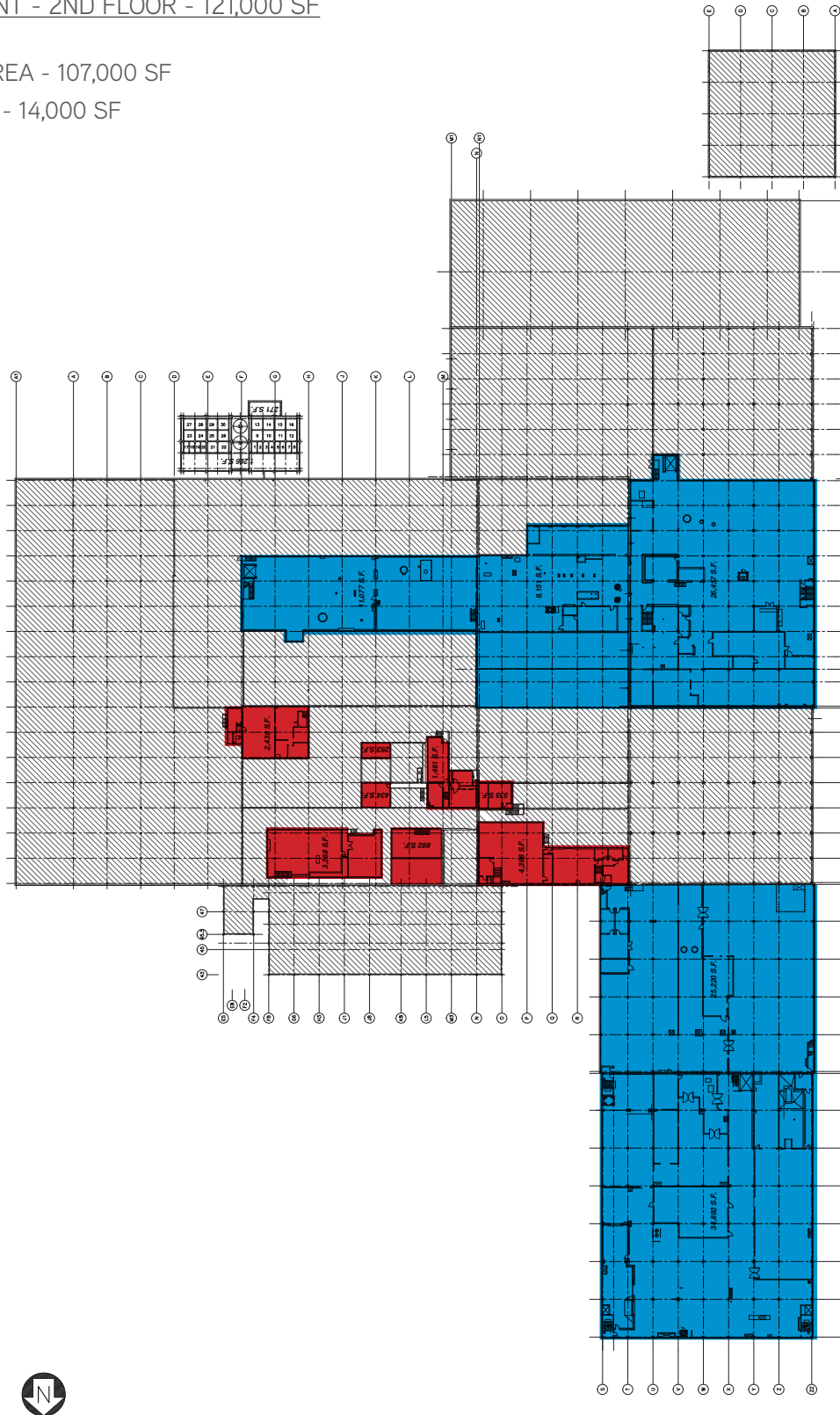


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PRODUCTION PLANT - 2ND FLOOR - 121,000 SF

■ PRODUCTION AREA - 107,000 SF

■ SUPPORT AREA - 14,000 SF



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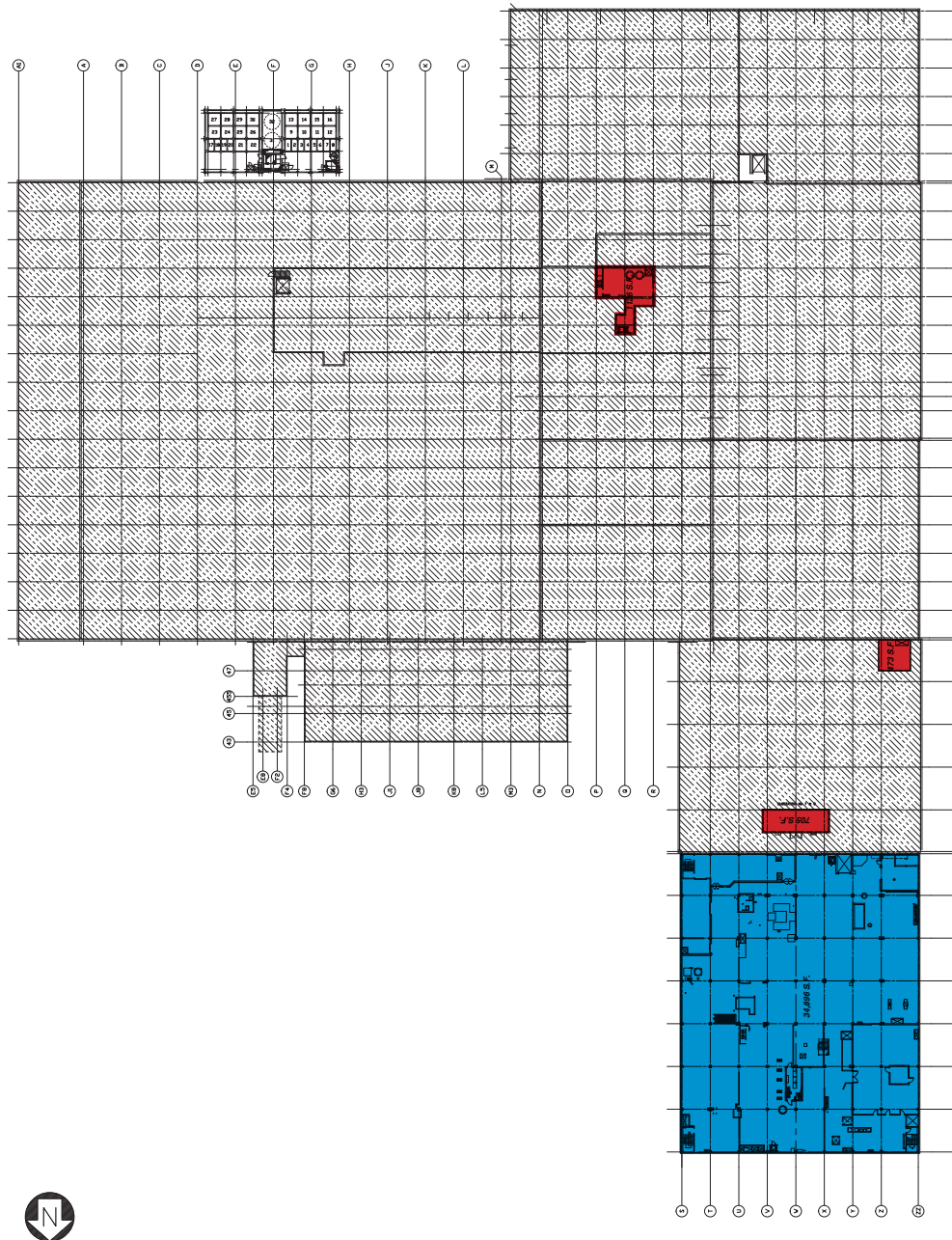


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PRODUCTION PLANT - 3RD FLOOR - 37,000 SF

■ PRODUCTION AREA - 35,000 SF

■ SUPPORT AREA - 2,000 SF



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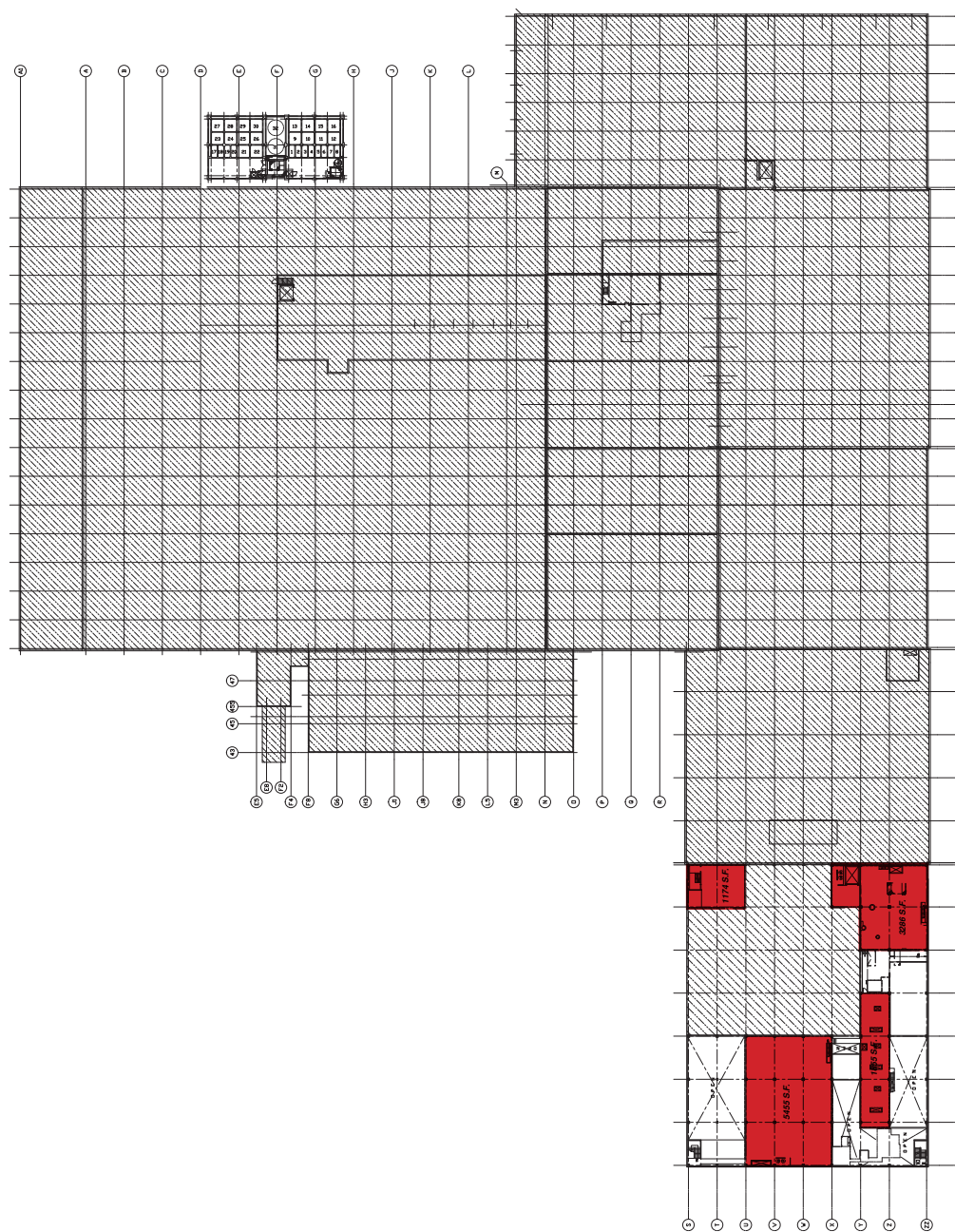
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PRODUCTION PLANT - 4TH FLOOR - 11,000 SF

■ SUPPORT AREA - 11,000 SF



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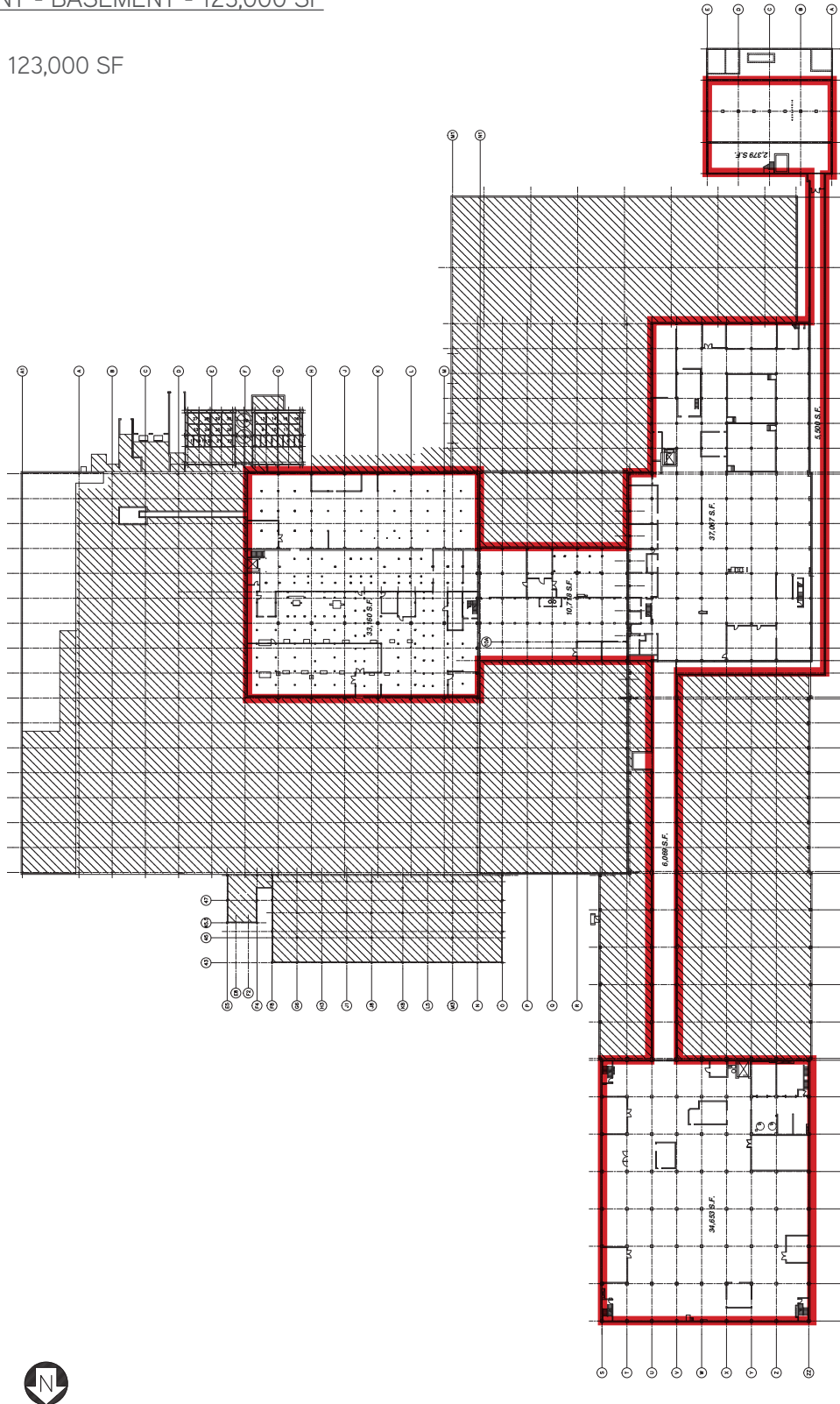
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PRODUCTION PLANT - BASEMENT - 123,000 SF

□ USABLE AREA - 123,000 SF

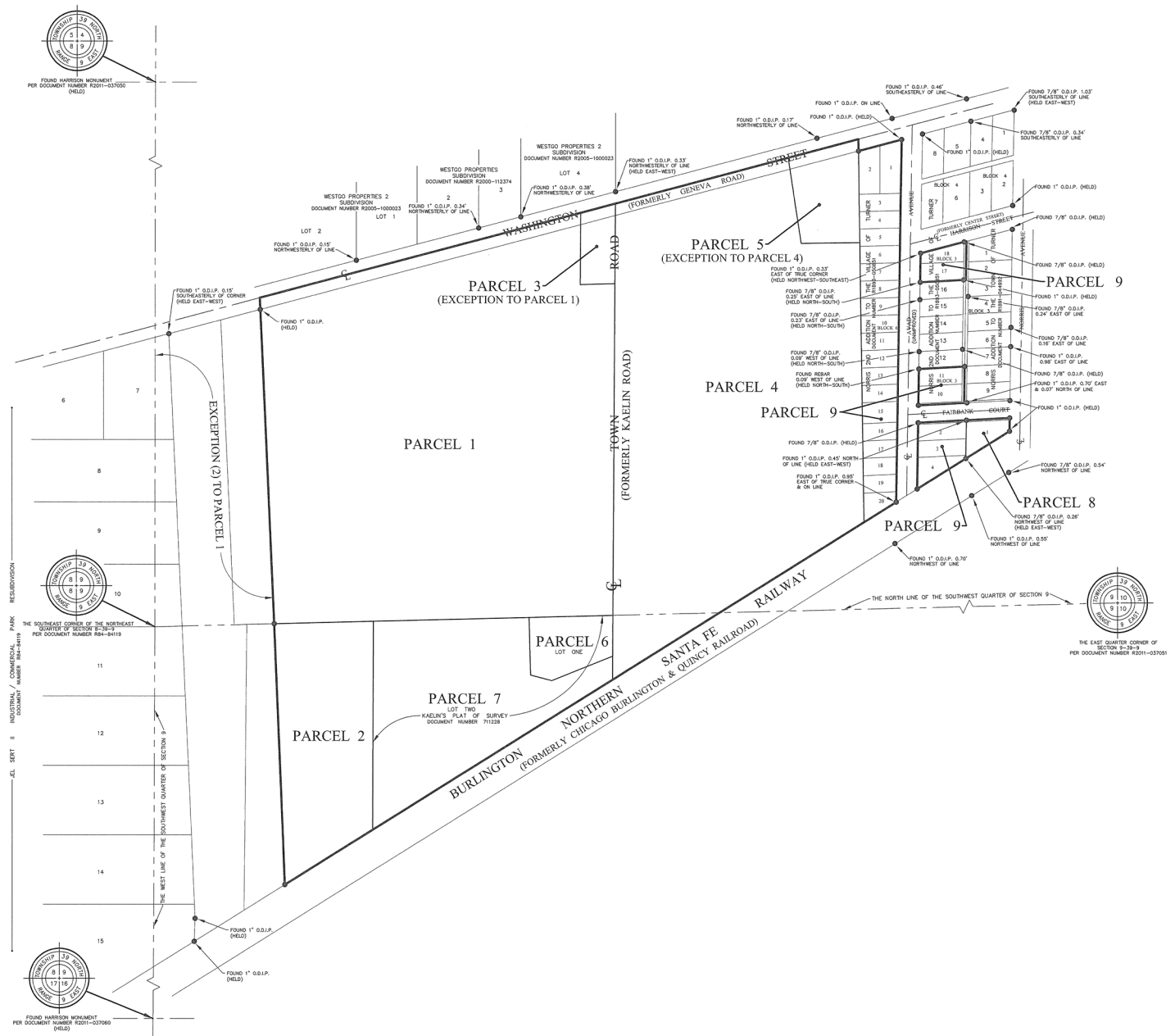


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704 W. Washington Street > Survey



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704 W. Washington Street > Facility Infrastructure

- > Water/Sewer: City of West Chicago Public Works
 - > Serviced by one 6" line and one 2" line at approximately 55 psi and a high-throughput DAF process waste water pretreatment system.
 - > Diffused Air Flotation treatment plant for process water.
- > Stormwater: City of West Chicago, 56" storm drain located the length of the property
- > Electricity: ComEd; 13.2KV primary service
- > Gas: Nicor Gas, two (2) incoming lines tied with 8" mains
- > Boiler: Co-Gen capacity of up to 6.50 MW
- > Sprinkler: World-class risk protection, including full wet sprinkler with hydrant loop and backup diesel pump