

1556 W. 43RD STREET
CHICAGO, ILLINOIS

Offering Memorandum

NALHiffman
Commercial Real Estate Services, Worldwide



FOOD PROPERTIES
GROUP



KARIS
COLD

Conditions

This Offering Memorandum (“Memorandum”) has been prepared by Hiffman Shaffer Associates, Inc. d/b/a NAI Hiffman, an Illinois corporation, (“Broker”) to assist you in determining your level of interest in acquiring the industrial building known as 1556 W. 43rd Street in Chicago, Cook County, IL (“Property”). The Memorandum is solely for informational purposes, and does not purport to be all-inclusive regarding the information needed to make a purchase decision. No representation or warranty is made by (“Owner”) of the Property, Broker or any of their officers, partners, shareholders, employees, advisors or agents, expressed or implied, as to the accuracy or completeness of the contents of this Memorandum.

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reference to the undertaking or representation being made or assumed.

This Memorandum is made subject to prior placement, correction of errors, omissions, changes, and withdrawal from the market or cancellation without prior notice. Owner exclusively reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers, whether written or oral, regarding the Property and/ or to terminate discussions with any entity at any time, with or without notice. Broker is not authorized to make any representations, warranties or binding agreements on behalf of Owner.

Further, you agree not to use the contents of this Memorandum in a manner detrimental to the interests of the Owner or Broker and will return the Memorandum to Broker immediately upon Broker’s request.

A prospective purchaser’s agent must provide a registration agreement, the form of which shall be provided by Broker, signed by the prospective purchaser acknowledging said agent’s authority to act solely and exclusively on prospective purchaser’s behalf. Prospective purchaser shall defend, indemnify and be paid by purchaser and hold harmless Owner and Broker from and against any claims that may arise from acts of prospective purchaser or its agent(s). Each prospective purchaser’s

agent shall be compensated by their client and shall not look to Owner or Broker for compensation in their representation of their agent.

OFFERING MEMORANDUM
1556 W. 43RD STREET
CHICAGO, ILLINOIS



Offering Summary



ASHLAND AVE

43RD ST

1.29-Acre
Site



Investment Opportunity Overview

On behalf of Ownership, NAI Hiffman is pleased to offer 1556 W 43rd Street for sale, a 224,878 sq ft, freezer and cooler facility sitting on approximately 6.81 acres. The property is strategically positioned within Chicago's historic Stockyards Industrial Corridor, one of the city's most established and supply-chain-advantaged industrial submarkets. The property combines temperature-controlled infrastructure, exceptional distribution access, and a location embedded within Chicago's core food-production ecosystem—making it uniquely suited for users in food processing, cold logistics, and last-mile distribution.

Situated minutes from I-90/94, I-55, and the CTA Orange Line, the facility provides direct connectivity to the Chicago CBD, Midway International Airport, and the broader Midwest transportation network. The Stockyards district continues to attract food manufacturers, distributors, and logistics operators due to its proximity to labor, transportation, and dense consumer demand. This asset is positioned to benefit from sustained growth in cold-chain demand, driven by e-commerce grocery, protein distribution, and temperature-sensitive supply chains.

The property provides investors the flexibility to implement a value-add lease-up strategy, pursue long-term credit tenancy, or reposition the facility to meet accelerating demand in the cold-storage sector. The existing layout provides flexibility for both single or multi-tenant configurations with tri-temperature needs. With limited availability of large-scale freezer facilities in the Chicago market—and virtually none of comparable size within the city limits—this property represents a compelling opportunity for both owner-users and investors seeking mission-critical industrial assets. As cold-chain capacity remains structurally undersupplied nationwide, the asset is well-positioned to deliver durable income and long-term appreciation.

PROPERTY HIGHLIGHTS

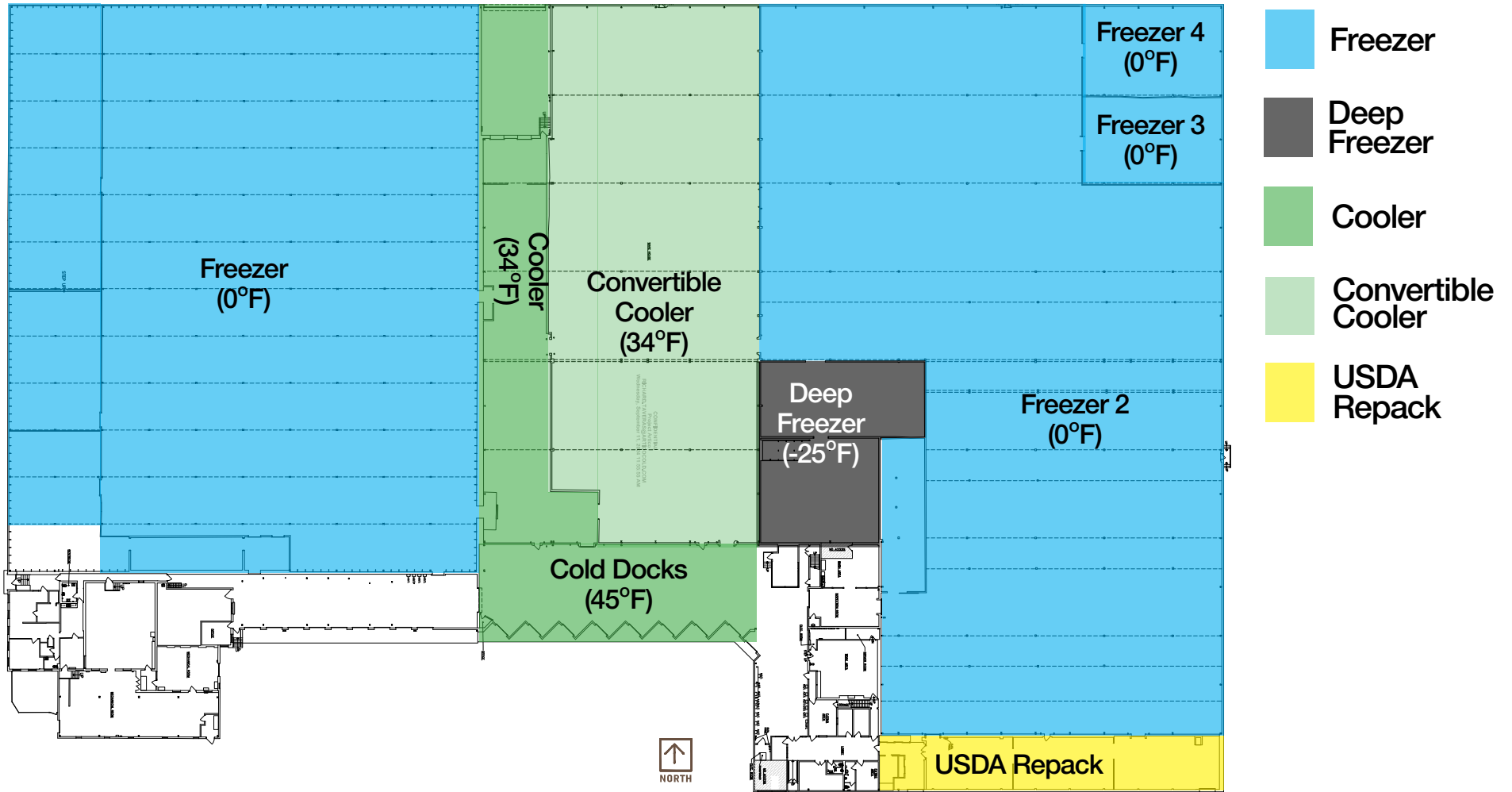
- Available Size: 224,878 SF
- Site Size: 6.81 acres
- Office Size: 11,287 SF
- Freezer/Cooler: 192,942 SF
- Loading: 18 exterior docks
- Ceiling Height: 24' +/-81,916 SF | 33' +/-142,964 SF
- Parking: 86 cars / 17 trailers
- Zoning: PMD-8
- Tax Incentive: 6B eligible
- Divisibility: Allows for both single and multi-tenant configuration
- 40,000 lbs Ammonia System
- Glycol floors in all freezers, and convertible cooler
- Floor drains in USDA and Tempering Rooms
- Deep Freeze capable of -25 degree temperatures
- \$4.5M+ in capital improvements since 2021

CHICAGO STRATEGIC ADVANTAGE

1. One-day reach: approximately 66% of the U.S. population is reachable within a one-day drive with a truck
2. Access to the Canadian border
3. Rail: the only city in the Western Hemisphere where six Class I railroads converge
4. Food Belt proximity:
 - Dairy - proximity to Wisconsin
 - Proteins - major meatpacking in the Midwest are within a one-day drive
 - CPG - dubbed "Silicon Valley of Food" as the HQ to Kraft-Heinz, Conagra, Mondelez and more.
5. The local MSA boasts a population of nearly 9.5 million people, perfect for last mile distribution
6. High volume of reefer trucks provides for competitive rates
7. \$12B+ annual output, Gross Regional Product, #1 in the nation
8. Highly skilled labor specific to food is abundant

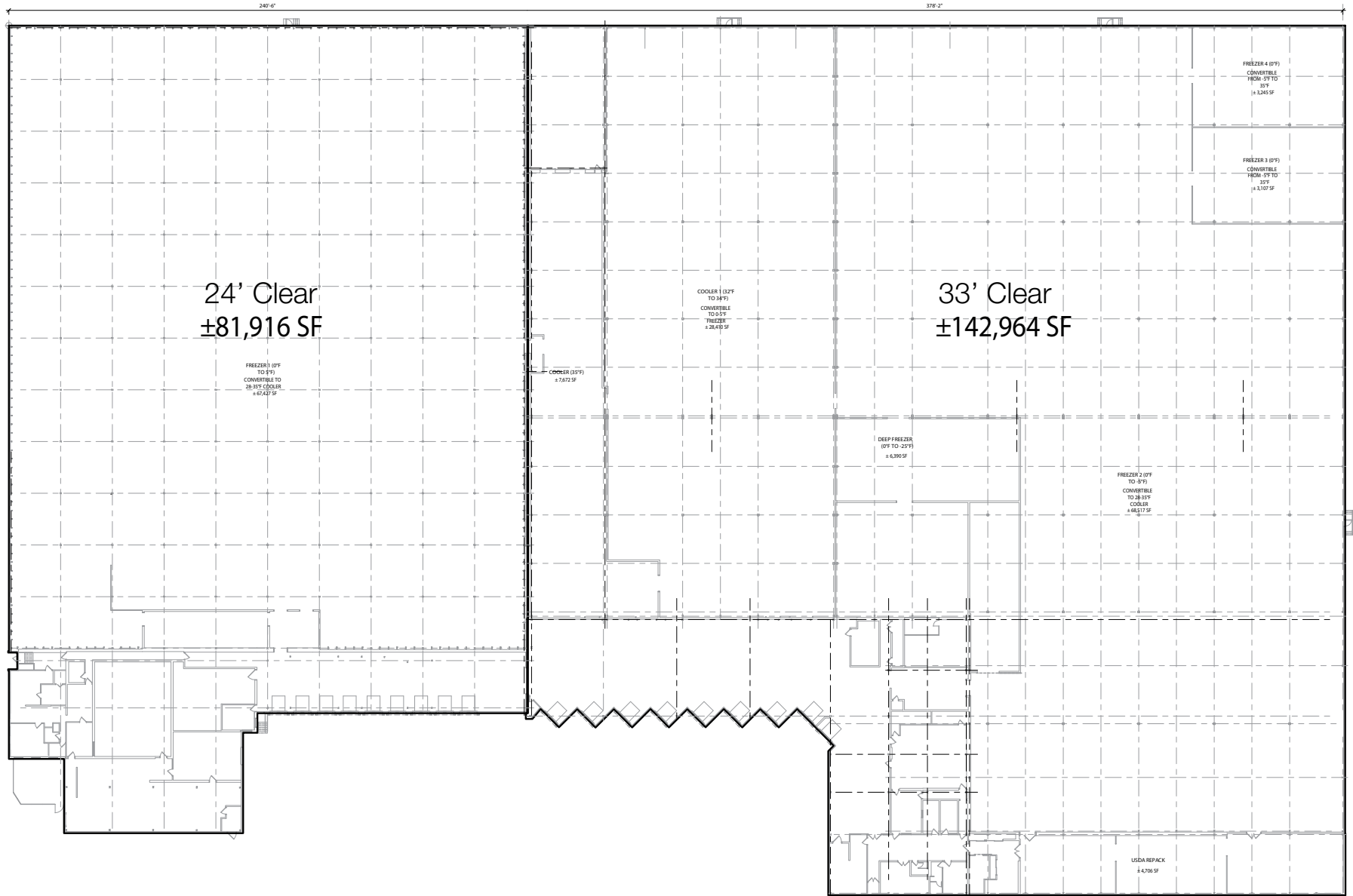
Source: 2026 ESRI, Northpointfresh.com, World Business Chicago

Temperature Floor Plan



1556 W. 43RD STREET
CHICAGO, ILLINOIS

Divisible Floor Plan



1556 W. 43RD STREET CHICAGO, ILLINOIS

CONSTRUCTION PROGRESS

Exterior Improvements

- Exterior Asphalt Replacement – East Lot
- Exterior Concrete Repairs
- Exterior Painting
- Exterior Wall Repair – West Side Freezer
- Exterior South lot complete renovation – resealed 7/2025
- NFR for site post slurry wall installation
- East Roof Overlay / Replacement (2026)



CONSTRUCTION PROGRESS

Interior Improvements

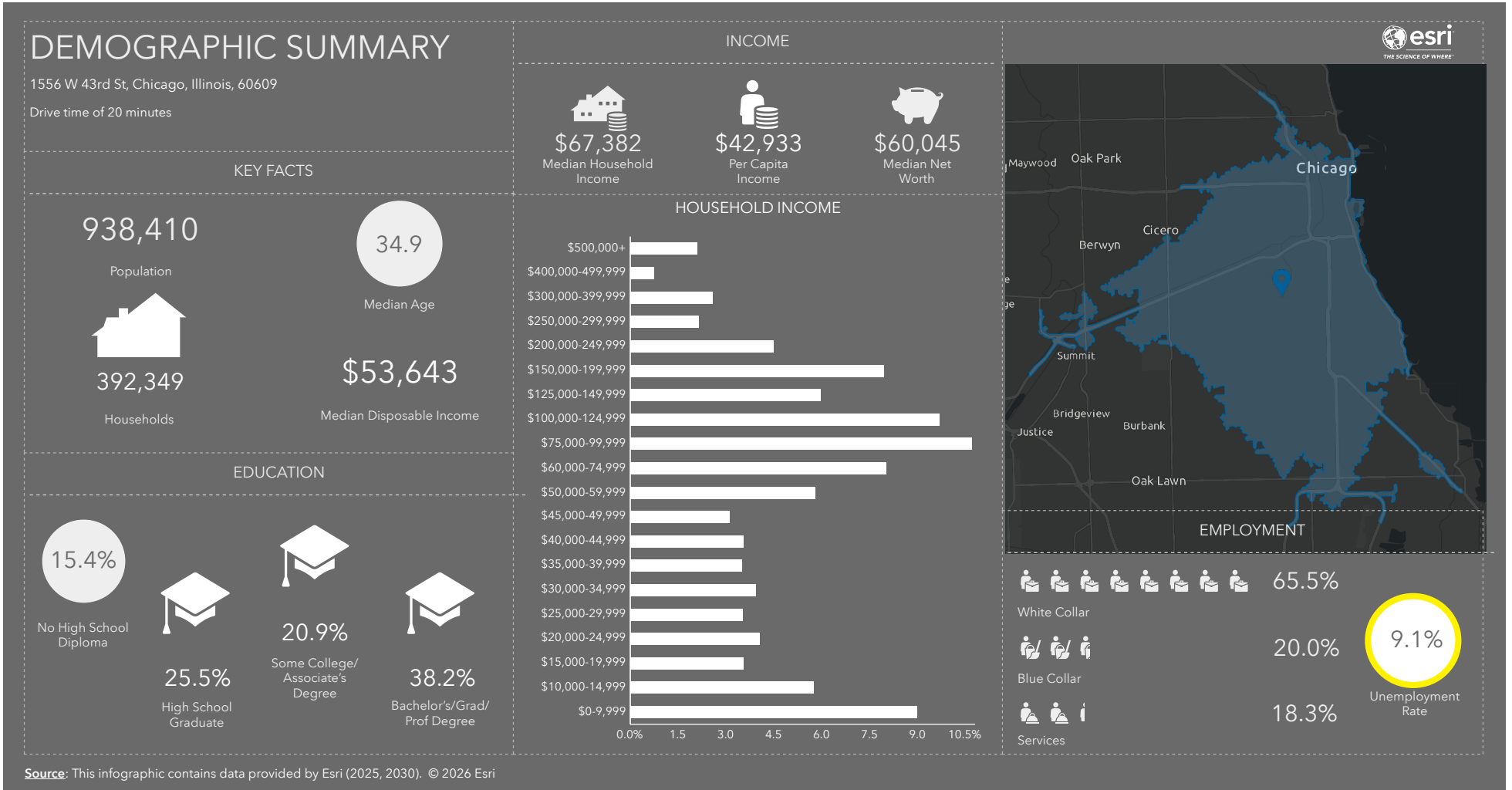
- North dock – interior loading dock infill/wall install
- Condenser Replacement and install including VFD
- Removal of abandoned compressors
- Interior Concrete Floor Replacement – West Side Freezer
- Expand Loading Dock Door #12
- Interior wall demolition to consolidate freezer rooms
- Relocated electrical for charging stations
- Replacement of entire west fire sprinkler system and fire alarm monitoring system
- Installation of new VFD – Booster #8
- Installation of new VFD – Mezzanine #7
- Material on site for speed bay expansion



Surrounding Area Food Companies



Area Demographics & 20-Minute Drive Time



1556 W. 43RD STREET CHICAGO, ILLINOIS



Industrial Market Summary

Chicago's industrial market gained momentum in Q4 2025, recording 7.9 million square feet of net absorption and a vacancy rate of 6.0%, highlighting sustained strength despite economic headwinds and global trade tensions.



Chicago's industrial market saw improving fundamentals in Q4 2025, with 7.9 million square feet of net absorption and vacancy decreasing to 6.0%—a sign of increasing demand amongst tenants for industrial space.



New leasing activity reached 10.3 million square feet in Q4, bringing the year-end total to 43 million square feet.



Build-to-suit developments once again overtook speculative development, with 53.5% of space under construction built with a committed tenant—reflecting the preference of many tenants to be involved in shaping the design of their future properties.

Vacancy Rate
6.0%

2025 Net Absorption
18.7M SF

2025 YTD New Leasing
43.0M SF

Chicago Industrial Market Momentum Strengthens as Demand Rises and Development Trends Shift

Chicago's industrial sector continued its transition toward sustainable growth in the fourth quarter of 2025. Following years of accelerated expansion and speculative development, the U.S. industrial market is now emphasizing efficiency, with tenants prioritizing targeted leasing, operational right-sizing, and selective expansion.

The Chicago market posted 7.9 million square feet of positive net absorption in the fourth quarter, an increase from the 7.5 million square feet recorded in the previous quarter. Year-to-date absorption now totals 18.7 million square feet, surpassing the 12.2 million square feet reported in 2024. Overall vacancy fell slightly by 10 basis points quarter-over-quarter to 6.0%. A balance between large tenant occupancies and new speculative deliveries contributed to this result.

Chicago recorded 10.3 million square feet of new leasing activity in the fourth quarter of 2025, up from 9.7 million square feet in the previous quarter. Year-to-date, total new leasing volume stands at 43 million square feet. Although leasing activity has declined compared to the same period in 2024. After reaching an all-time high of 81.1 million square feet of annual new leases in 2021, overall leasing velocity has gradually cooled over recent years amid economic headwinds and moderating demand.

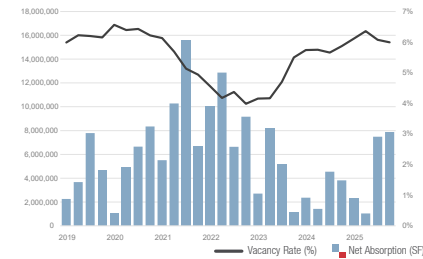
The I-80/Joliet Corridor led all submarkets in 2025, recording nearly 8.0 million square feet of new leasing activity. In contrast, DeKalb County emerged as the top-performing submarket in the fourth quarter, driven by Goodyear's 1.3 million square foot pre-lease for a future build-to-suit facility in DeKalb.

Although demand for large-format industrial facilities has softened over the past two years, tenant interest remains robust for modern, strategically located properties that provide access to key transportation infrastructure, including major interstates, rail networks, and nearby population centers.

Vacancy declined modestly to 6.0% at year-end 2025, down 10 basis points from the prior quarter. Even so, vacancy remains elevated relative to the 5.9% recorded a year earlier and the 4.0% cyclical low reached in Q4 2022, reflecting the impact of 65.7 million square feet of new supply delivered over the past two years. Persistent supply growth exceeding net absorption since 2023 has contributed to a gradual easing of market fundamentals.

The development landscape underwent many changes with speculative developments overtaking build-to-suit developments

Vacancy Rate vs Net Absorption



Market Summary

	Q4 2025	SF
Market Size		1,376,985,504
Total Vacancy	82,510,475	6.0%
Direct Vacancy	78,491,981	5.7%
Sublease Vacancy	4,018,494	0.3%
Available Space	128,059,617	9.3%
QTR Net Absorption	7,887,493	
2025 Net Absorption	18,715,525	
Under Construction	13,645,036	
2025 New Supply	11,305,272	
QTR New Leasing Activity	10,293,135	
2025 New Leasing Activity	43,018,347	

in the second quarter of 2025 and swinging back to favoring build-to-suit developments in the fourth quarter of 2025. As of the end of 2025, 13.6 million square feet were under construction. Build-to-suit buildings registered a total of 7.3 million square feet or 53.5% of all current construction projects. Speculative developments decreased to 6.4 million square feet or 46.5% of ongoing projects after several speculative facilities completed construction in the fourth quarter.

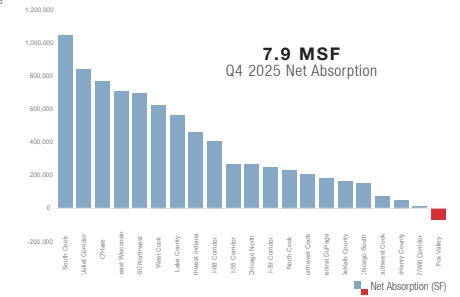
OUTLOOK:

Chicago's industrial outlook remains bright, but economic pressures, stubborn elevated interest rates, rising construction costs, and uncertainty surrounding the ongoing trade wars have recently slowed new groundbreakings and contributed to a pullback from the historic inventory growth levels of 2021 through 2023. However, Chicago remains uniquely positioned for sustained momentum, as its centralized location and expansive transportation infrastructure continue to draw major industrial players to the region.

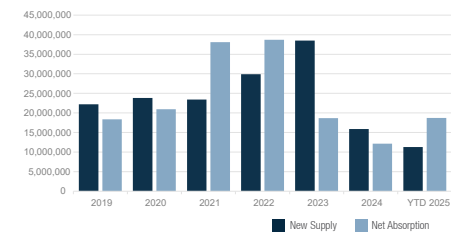
Third-party logistics providers and e-commerce operators are re-emerging as key drivers of industrial demand in 2025, following a quieter stretch in 2022–2023. RJW Logistics alone leased 3.5 million square feet in Chicagoland in 2025—up from 672,139 square feet the year prior—as it focuses on expanding its fulfillment capabilities to meet rising consumer expectations.

Additionally, with a myriad of global conflicts threatening to disrupt supply chains, we continue to see a push toward reshoring, accelerating expectations for increased domestic production and manufacturing demand. With trade wars continuing unabated, some concern surrounding the health of the U.S. economy has arisen. However, Chicago stands to be a likely major beneficiary, as it maintains a competitive advantage over other large peer markets due to its superior water and power capabilities, reduced climate risks, and economic diversity.

Net Absorption by Submarket



New Supply vs Net Absorption



Significant Transactions



New Lease

Peace Rd & Fairview Rd
DeKalb
1,300,000 SF
DeKalb County

Tenant
Goodyear



New Lease

26351 W 143rd St
Plainfield
1,209,000 SF
I-55 Corridor

Tenant
RJW Logistics



New Lease

775 Veterans Pkwy
Bolingbrook
573,752 SF
I-55 Corridor

Tenant
Amazon.com



Extension

900 N Schmidt Rd
Romeoville
546,453 SF
I-55 Corridor

Tenant
Kelle Distributors

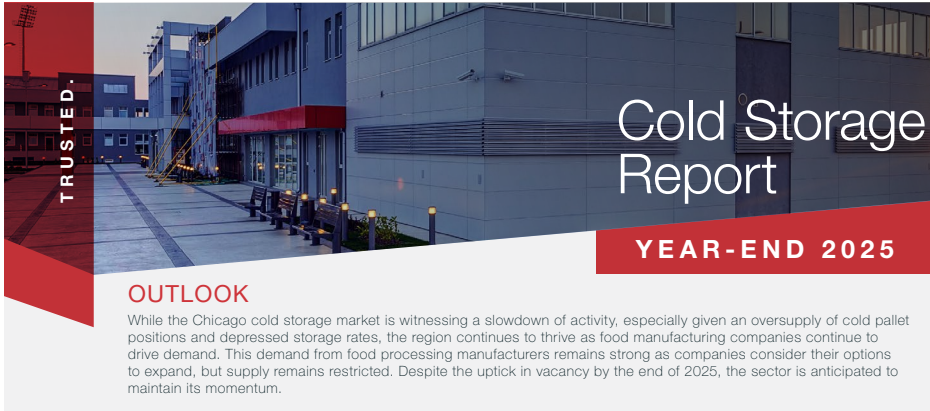


Renewal

2850 Duke Pkwy
Aurora
499,140 SF
I-88 Corridor

Tenant
Fellowes, Inc.

1556 W. 43RD STREET CHICAGO, ILLINOIS



OUTLOOK

While the Chicago cold storage market is witnessing a slowdown of activity, especially given an oversupply of cold pallet positions and depressed storage rates, the region continues to thrive as food manufacturing companies continue to drive demand. This demand from food processing manufacturers remains strong as companies consider their options to expand, but supply remains restricted. Despite the uptick in vacancy by the end of 2025, the sector is anticipated to maintain its momentum.

	↑ Vacancy Rate	↓ Total Inventory (SF)	↑ Net Absorption	↑ YTD Net Absorption	↑ Under Construction (SF)	↑ YTD New Supply (SF)	↓ YTD New Leases (SF)
Current Quarter 4Q25	5.7%	17,136,959	299,288	785,782	1,917,600	1,397,902	196,262
Previous Quarter 3Q25	4.1%	16,538,429	-133,565	486,494	1,287,530	1,010,372	196,262
Previous Year 4Q24	1.0%	15,528,057	-24,707	-64,407	1,986,902	0	871,375

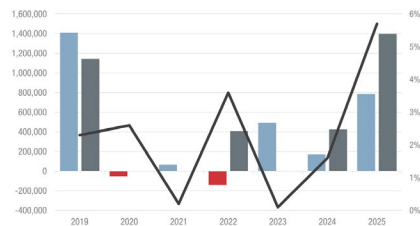
Vacancy Rate
5.7%

2025 YTD Net Absorption
786K SF

MARKET OVERVIEW

The Chicago cold storage market remains a dominant player in the food and temperature-controlled building arena. With a cold storage inventory of over 17 million square feet, it remains one of the stronger cold storage markets in North America. User demand has grown significantly for this product type in the Chicago market. Approximately 1.4 million square feet of new cold storage space was delivered to the market in 2025. With the addition of two new speculative construction projects completing and new available space brought onto the market, the vacancy rate increased by 160 basis points to 5.7% quarter-over-quarter and 470 basis points year-over-year. Leasing activity was stagnant during the fourth quarter; however, the year-to-date figure totaled just under 200,000 square feet of transactions.

Submarket Snapshot



MARKET DRIVERS

Chicago's cold storage sector has been fueled by several key trends including strong food manufacturing, online grocery sales as well as increased players in the quick-service meal delivery environment. The Bureau of Labor & Statistics reported that at home frozen fish and seafood consumption had increased by 8.6% year-over-year by the end of 2025. Chicago's expanding food manufacturing and biomedical sectors continue to drive cold storage demand. According to Brick Meets Click, U.S. online grocery sales rose to \$12.3 billion by the end of November 2025, a 29% year-over-year increase. Additionally, 37% of online grocery shoppers expect same-day fulfillment, reinforcing the need for strategically located cold storage facilities. Major players such as Walmart, Amazon, and Instacart continue to scale their operations, while third-party providers like DoorDash and Uber Eats have expanded their footprint as well. According to the U.S. Census Bureau's latest preliminary data available as of Q3 2025, e-commerce retail sales rose to 310,274 million dollars (16.4% of total sales), a 5.1% year-over-year increase.

Investment buyers are continuing to recognize the value in these cold storage assets. Venture One purchased its second cold storage facility at 601 Wall Street in the Central DuPage submarket. The 77,800-square-foot property fully leased to KeHE Distributors sold in October for 12.6 million (\$162-per-square-foot). One of the larger availabilities that completed construction during 2025 is Karis Cold Storage's 225,000-square-foot freezer/cooler space up for lease and/or sale in the Chicago South submarket.

STRATEGIC ADVANTAGES & CHALLENGES

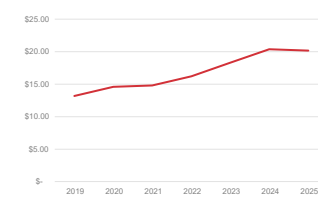
The Chicago market's extensive transportation infrastructure consisting of major railway lines, interstates and connectivity to O'Hare International Airport all make it one of the leading providers of cold storage space. Food manufacturers and providers recognize these strategic characteristics. Key players in the cold storage realm continue to run and expand operations here. These organizations include Lineage Logistics, Americold Logistics, Karis Cold Storage, Arcadia, Core-X Partners, Aglie Cold Storage, US Foods, and Midwest Refrigerated Services. Some of the challenges for this sector include costs related to advanced insulation requirements, specialized materials, and high-efficiency cooling systems. Operational expenses, including energy consumption and maintenance, are also notably higher than those of standard warehouses. Pallet rates are also another key cost to consider. Cold storage pallets are specifically engineered to maintain

structural integrity and hygiene in extreme environments that can range from 0° to -60°F. Pallet pricing can be influenced by several factors including physical storage requirements, market dynamics and operational service levels.

CONSTRUCTION ACTIVITY

By the end of 2025, there were approximately 1.9 million square feet of new cold storage build-to-suits underway with the largest being Walmart's 1.2 million-square-foot automated distribution center in the I-39 Corridor submarket in the city of Belvidere. The facility is expected to open in 2027 and will bring between 450 to 700 new jobs to the community. Completed developments for the year included 8 projects totaling 1.7 million square feet. Two of those developments were built on a speculative basis including Chill Development's 393,000-square-foot facility in Plainfield and the 100,000-square-foot building at the Karis Cold Stockyards in Chicago.

Average WH Storage Price Pallet/Month

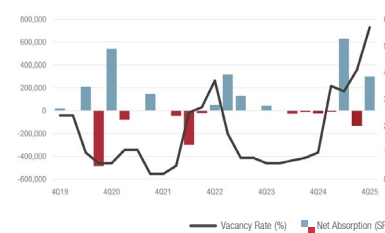


*Source: The Fulfillment Advisor's 2025 warehouse pricing survey

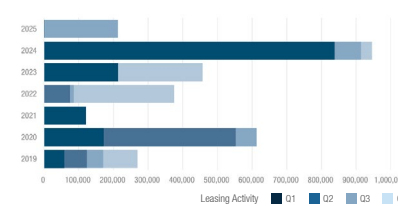


Currently under construction is 1,917,600 SF

Vacancy Rate vs Net Absorption



New Lease Transactions



Recent Significant Transactions

 New Lease 485 Crossroads Pkwy Bolingbrook 154,540 SF Tenant Fresh Factory Manufacturing Q3 2024	 Investment Sale 601 Wall St Glendale Heights 77,838 SF Buyer Venture One Real Estate Q4 2025	 Renewal 5115 S Millard Ave Chicago 41,722 SF Tenant Moesle Meats Q3 2025
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Transactions with the "A" designate NAI Hiffman transactions.

35,000 SF+ | 1/1/2022 - YTD

Sale Comparables



1

**601 Wall St
Glendale Heights**

Sold SF: 77,838
Acres: 4.99
Docks: 12
DIDs: 4
Clear: 28'
Yr. Built: 1991/2005
Sale Price: \$12,665,000
Sale Price/SF: \$162.71
Sale Date: 10/3/25



2

**7501 Industrial Dr
Forest Park**

Sold SF: 50,285
Acres: 4.70
Docks: 4
DIDs: 1
Clear: 19'
Yr. Built: 1975
Sale Price: \$9,176,500
Sale Price/SF: \$182.49
Sale Date: 9/29/25



3

**18501 Northstar Ct
Tinley Park**

Sold SF: 34,180
Acres: 3.10
Docks: 8
DIDs: 1
Clear: 29'9"
Yr. Built: 2009
Sale Price: \$5,785,000
Sale Price/SF: \$169.25
Sale Date: 9/17/25



4

**111 Northwest Ave
Northlake**

Sold SF: 172,400
Acres: 10.89
Docks: 28
DIDs: 1
Clear: 28'
Yr. Built: 1962
Sale Price: \$27,000,000
Sale Price/SF: \$156.61
Sale Date: 8/12/24



5

**5251 S Millard Ave
Chicago**

Sold SF: 66,835
Acres: 1.94
Docks: 8
DIDs: 2
Clear: 1964
Yr. Built: 1964
Sale Price: \$6,683,500
Sale Price/SF: \$100.00
Sale Date: 7/1/24



6

**1350 Greenleaf Ave
Elk Grove Village**

Sold SF: 52,580
Acres: 1.96
Docks: 6
DIDs: 1
Clear: 18'
Yr. Built: 1968/2021
Sale Price: \$15,201,753
Sale Price/SF: \$289.12
Sale Date: 5/18/22



7

**1020 W Airport Rd
Romeoville**

Sold SF: 188,166
Acres: 15.19
Docks: 36
DIDs: 1
Clear: N/A
Yr. Built: 2016
Sale Price: \$56,663,249
Sale Price/SF: \$301.13
Sale Date: 12/29/21

35,000 SF+

Available for Sale



1

**1020 W Airport Rd
Romeoville**

Available SF: 188,166
Acres: 15.19
Docks: 36
DIDs: 1
Clear: N/A
Yr. Built: 2016
Sale Price: STO
Sale Price/SF: STO



2

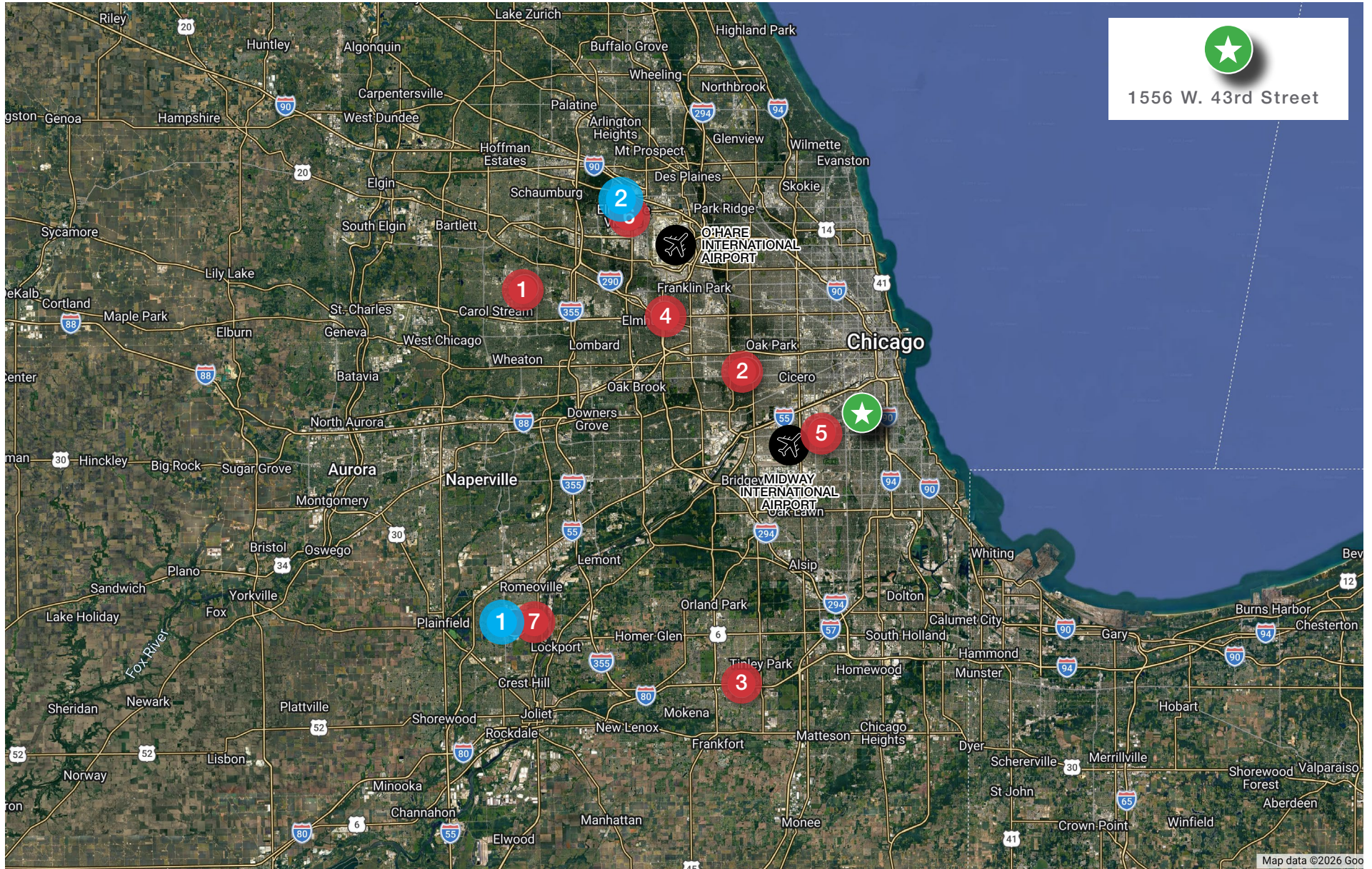
**950 Chase Ave
Elk Grove Village**

Available SF: 54,300
Acres: 3.14
Docks: 5
DIDs: 3
Clear: 21'
Yr. Built: 1996
Sale Price: \$10,500,000
Sale Price/SF: \$193.37

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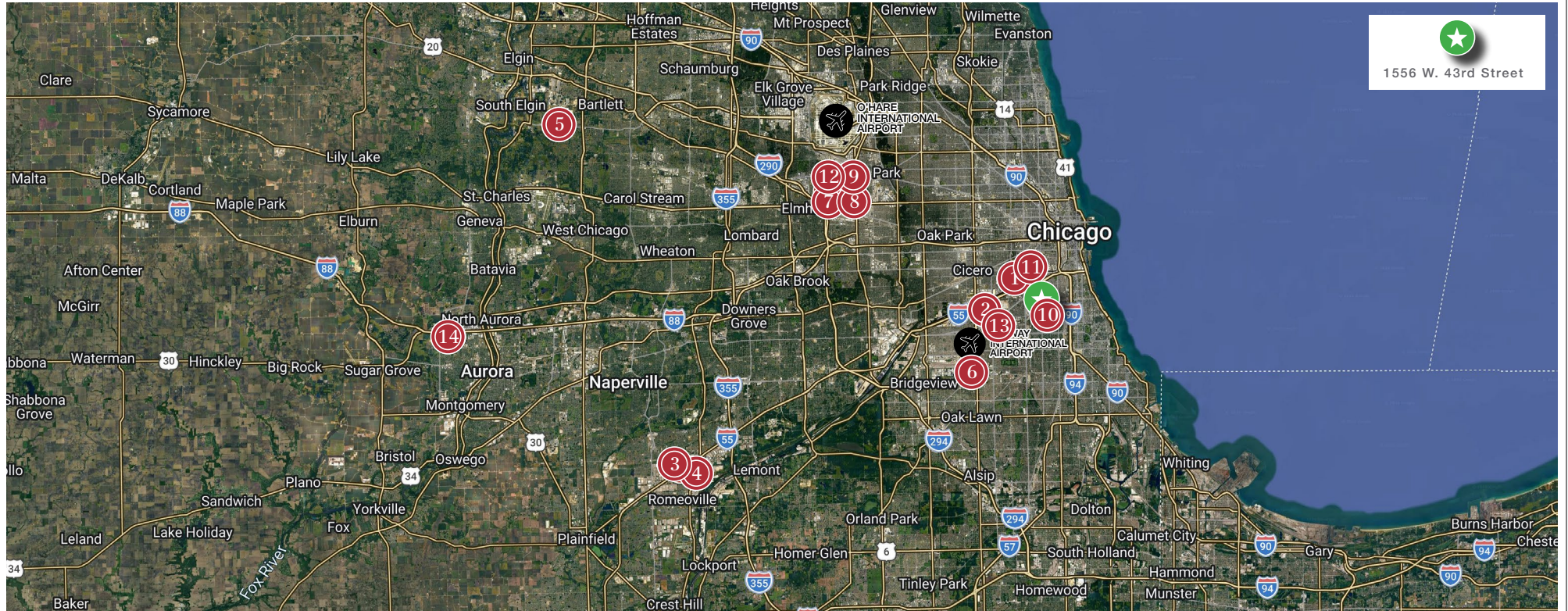
35,000 SF+ | 1/1/2022 - YTD

Aerial - Sale Comps | Available for Sale



METRO CHICAGO

Refrigerated Lease Comparables

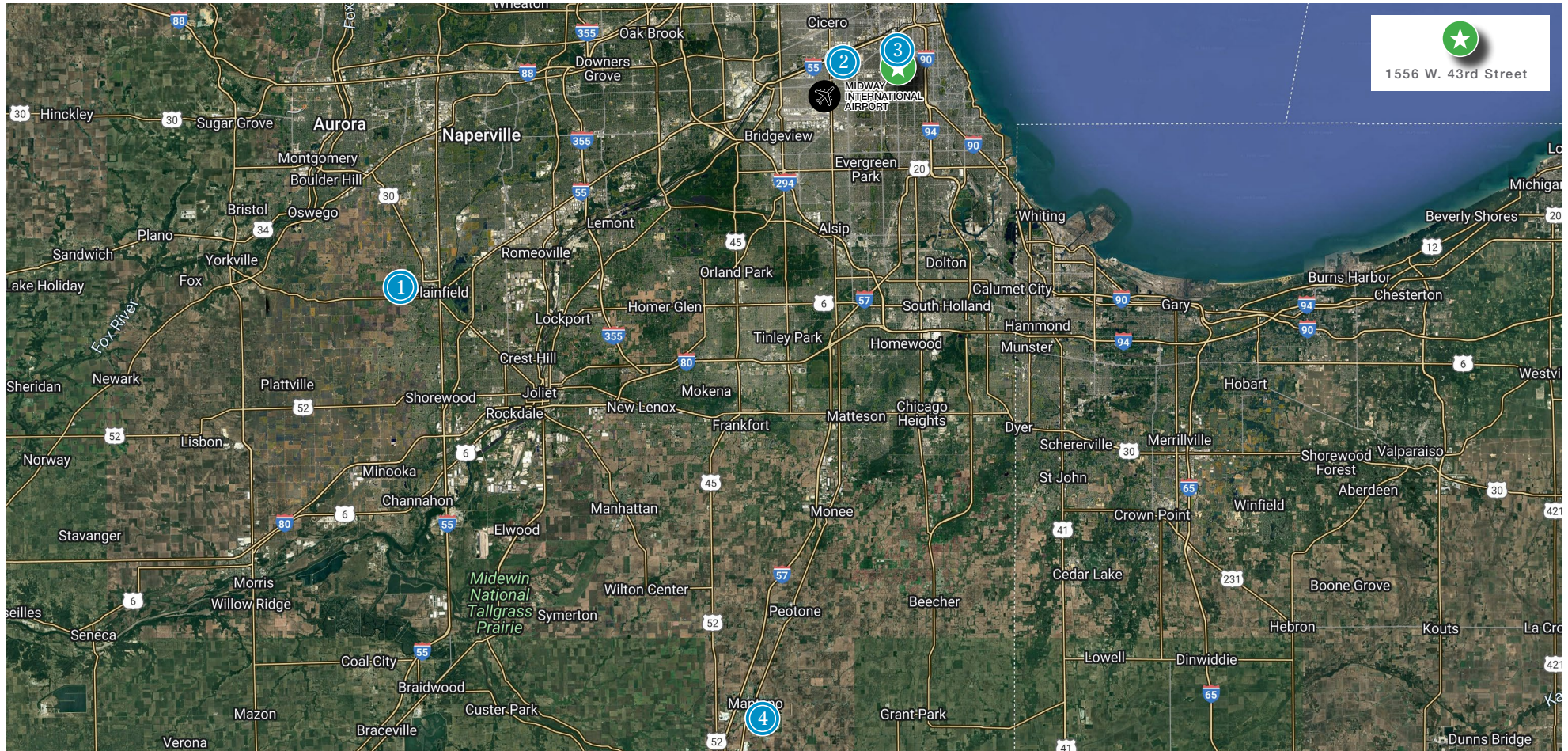


1556 W. 43rd Street

MAP	ADDRESS	CITY	ST	SIZE SF	TENANT	NET RATE/SF	ESC%	COMMENCEMENT	TI	COMMENTS
1	2801 S. Western Avenue	Chicago	IL	127,262	The Chefs' Warehouse	\$12.00	3.50%	9/1/2025	\$100K+	5-year renewal, LL fixing floors, 2 ms. Free rent, 18K SF freezer, 32K SF cooler, 17K SF air-conditioned
2	4220 S. Kildare Avenue	Chicago	IL	141,188	Seafrigo	\$19.75	3.00%	3/1/2025	N/A	36 month renewal, \$10.00/SF OpEx, includes utilities, all freezer
3	550 W. North Frontage Road	Bolingbrook	IL	269,591	Menasha Packaging	\$14.95	0.71%	1/1/2025	N/A	24 month renewal, 160K SF freezer / 20K SF cooler
4	750 S. Schmidt Road	Bolingbrook	IL	212,285	West Liberty Foods (WLF)	\$18.00	3.50%	9/1/2024	N/A	Processing space
5	1452-1458 Brewster Creek Blvd.	Bartlett	IL	51,925	Perla Foods	\$16.75	4.00%	6/1/2024	\$1.93	Short-term 24-mo. lease. SQF certified facility. 11,280 SF production cooler and 12,424 SF cooler.
6	7101 S. Leamington Ave.	Bedford Park	IL	212,000	FreezePak	\$23.50	3.50%	4/1/2023	\$1.00	20 year lease term. Spec office already built out.
7	555 Northwest Avenue	Northlake	IL	64,392	Nestle	\$20.19	3.00%	3/1/2023	N/A	2 months abated rent, all freezer
8	555 Northwest Avenue	Northlake	IL	56,747	Clemens Food Group	\$22.53	3.00%	12/1/2022	N/A	All freezer
9	555 Northwest Avenue	Northlake	IL	135,613	Greenwood	\$14.48	3.25%	10/1/2022	N/A	All freezer
10	1556 W 43rd Street	Chicago	IL	223,600	Artico Cold Management	\$12.50	3.00%	3/30/2022	N/A	70% freezer / 30% cooler
11	2635 S Western Avenue	Chicago	IL	154,715	Frozen Assets Cold Storage	\$18.27	Fixed Bumps	5/1/2021	N/A	All freezer
12	575 Northwest Avenue	Northlake	IL	39,818	Imperfect Produce	\$13.22	2.59%	5/1/2021	N/A	Expansion 45% freezer / 55% cooler
13	5115 S. Millard Avenue	Chicago	IL	41,722	Moesle Meats	\$24.00	3.25%	7/1/2026	N/A	Renewal for 60 months
14	2303 W. Indian Trail Road	Chicago	IL	301,468	Kraft Foods Inc.	\$14.95	4.00%	4/1/2026	N/A	Renewal for 36 months

METRO CHICAGO

Competing Available



MAP ADDRESS	CITY	ST	SIZE SF	OFFICE SF	DOCKS	CLEAR	PARKING	REFRIGERATED SPACE	ASKING RATE/SF	OPEX/SF	COMMENTS
1 25815 W. 143rd St	Plainfield	IL	389,880	3,600	51	50'	280 Car/64 Trailer	Fully	\$20.00-\$25.00 NNN		New construction, full freezer, convertible to cooler.
2 4220 Kildare	Chicago	IL	214,242	8,316	26	22'-30'	Limited	Fully	\$25.00 NNN	\$10.00	Former Harvest Foods facility, includes RTE processing space and Freezer/cooler. 30K ambient space.
3 3815 S Ashland	Chicago	IL	99,500	2,992	16	50'	46 Car/13 Trailers	Fully	\$35.00 NNN	\$6.00	New construction, full freezer, convertible to cooler.
4 1125 Sycamore Rd	Manteno	IL	587,228	13,214	84	41'	Heavy	Fully	\$9.00-\$9.50 NNN		Facility is being converted to full cooler. Rail served.

Contact

John Basile

+1 630 693 0641

jbasile@hiffman.com

Alex Sutterer

+1 630 693 0644

asutterer@hiffman.com

Packy Doyle

+1 630 691 0601

pdoyle@hiffman.com

Scott Delphey

+1 626 590 0490

scott.delphey@foodpropertiesgroup.com



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GROUP



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