

# SALE/LEASEBACK



143 W. 154th Street  
South Holland, IL 60473  
±44,000 SF

**Contact:**

Jordan Schnoll

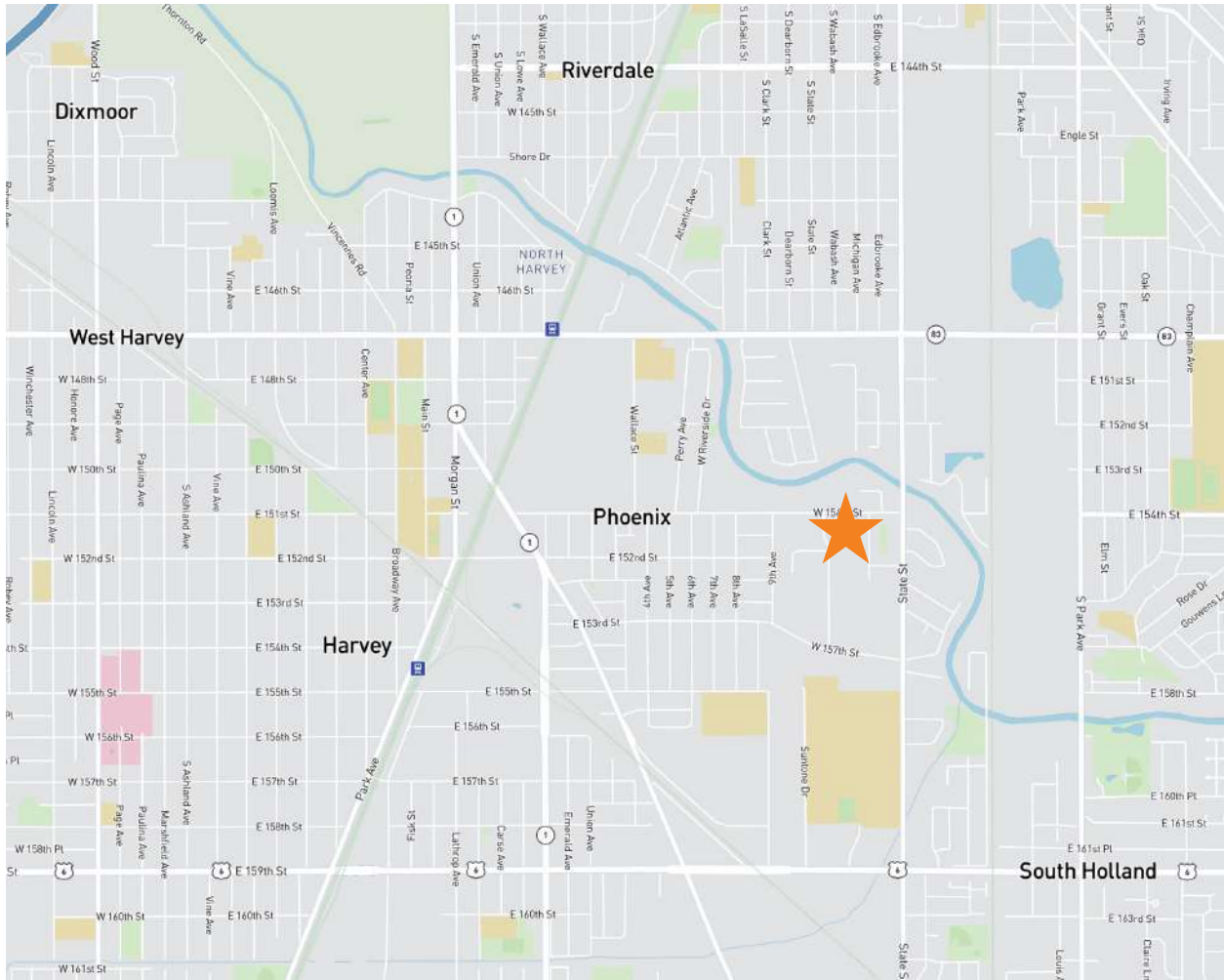
Direct Phone: (847) 644-2757

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[www.expcommercial.com](http://www.expcommercial.com)

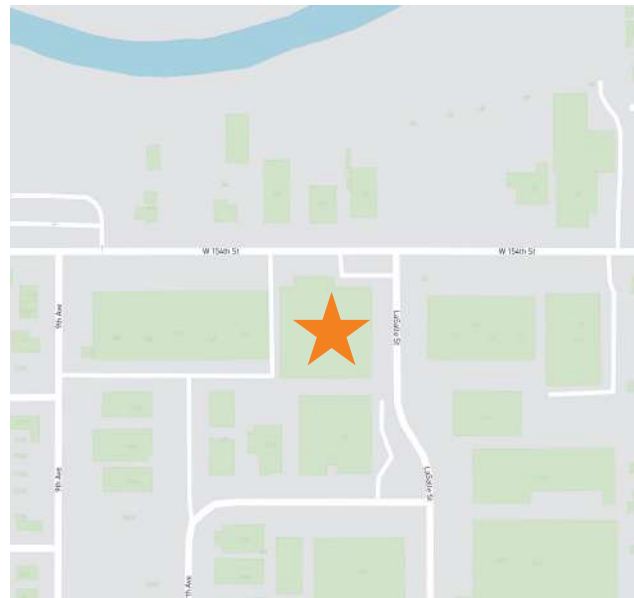


# Property Specifications

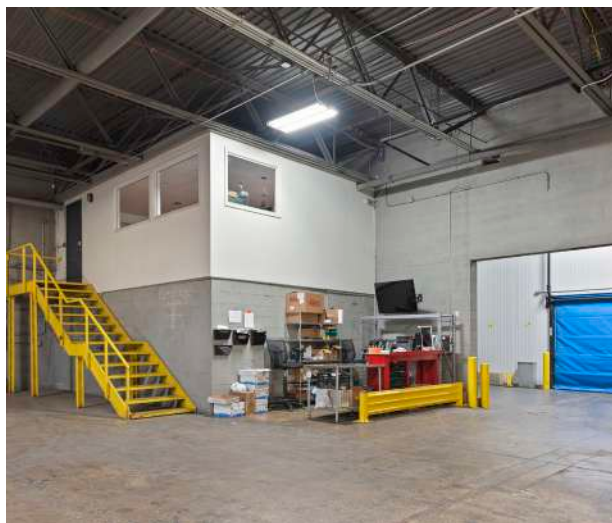
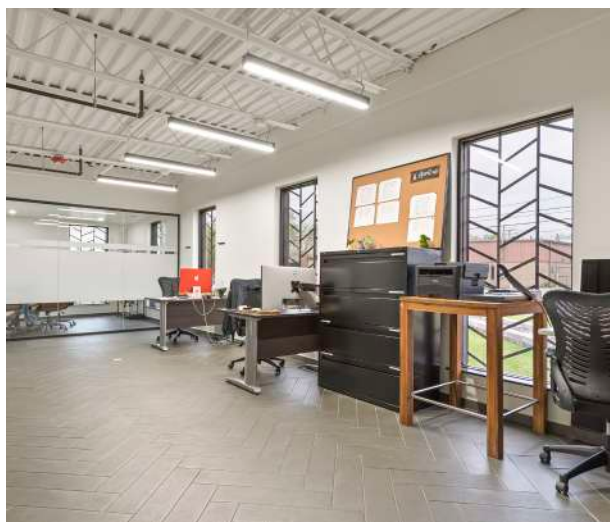


|                         |                         |
|-------------------------|-------------------------|
| BUILDING SIZE:          | 44,000 SF               |
| LAND AREA:              | 1.56 Acres              |
| OFFICE SIZE:            | 2,000 SF                |
| CONSTRUCTION:           | Brick/Block/Steel       |
| PARKING:                | Ample                   |
| YEAR BUILT:             | 1972                    |
| CEILING HEIGHT:         | 18'                     |
| POWER:                  | 1,600 Amps/480V/3-Phase |
| LOADING:                | 3 Docks                 |
| HEATING:                | Gas Forced Air          |
| ZONING:                 | Light Industrial        |
| COOLER/FREEZER STORAGE: | 21,000 SF               |
| DRY STORAGE:            | 21,000 SF               |
| <b>SALE PRICE:</b>      | <b>\$4,300,000</b>      |

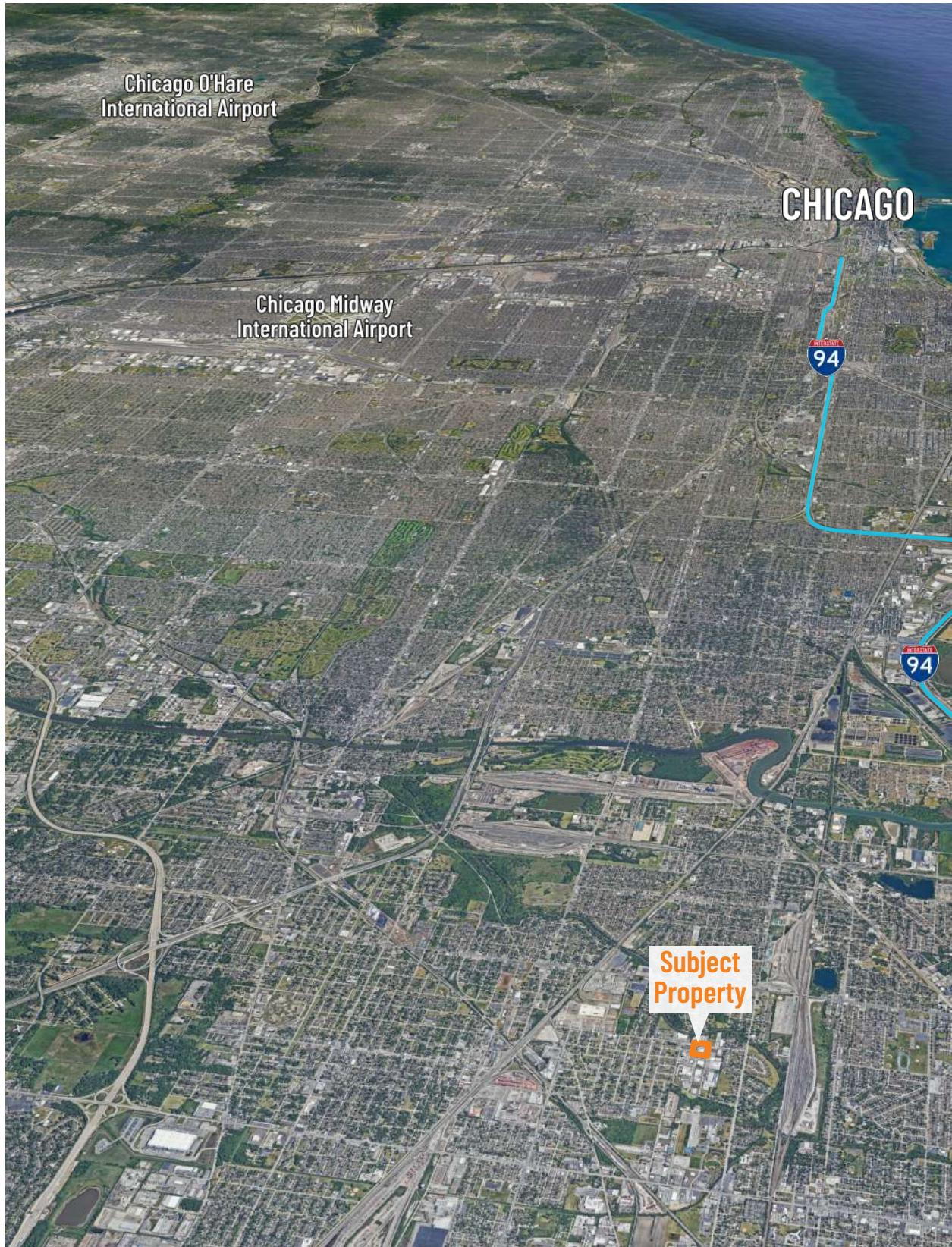
- Contact broker regarding leaseback terms for seller



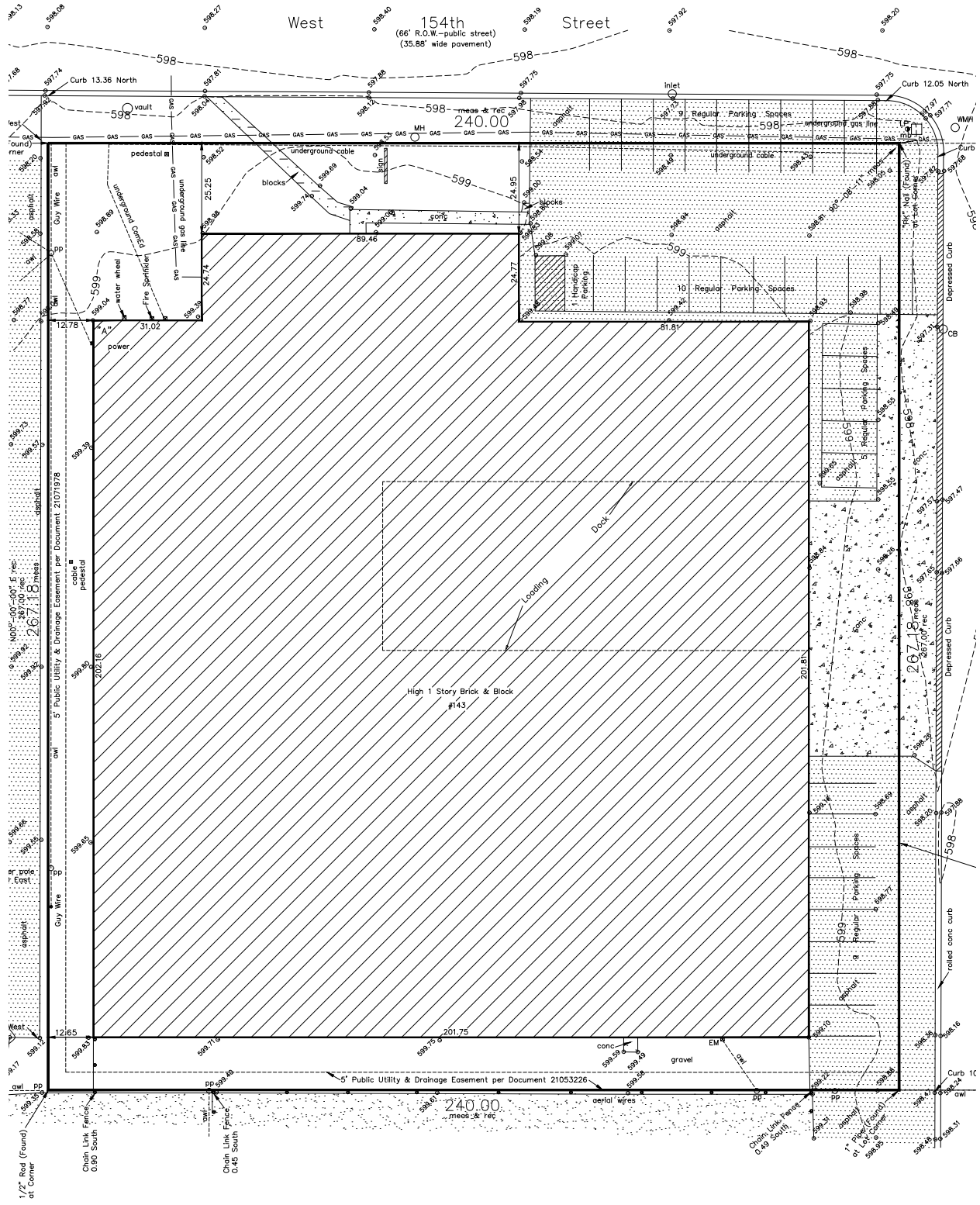
# Property Images



# Aerial

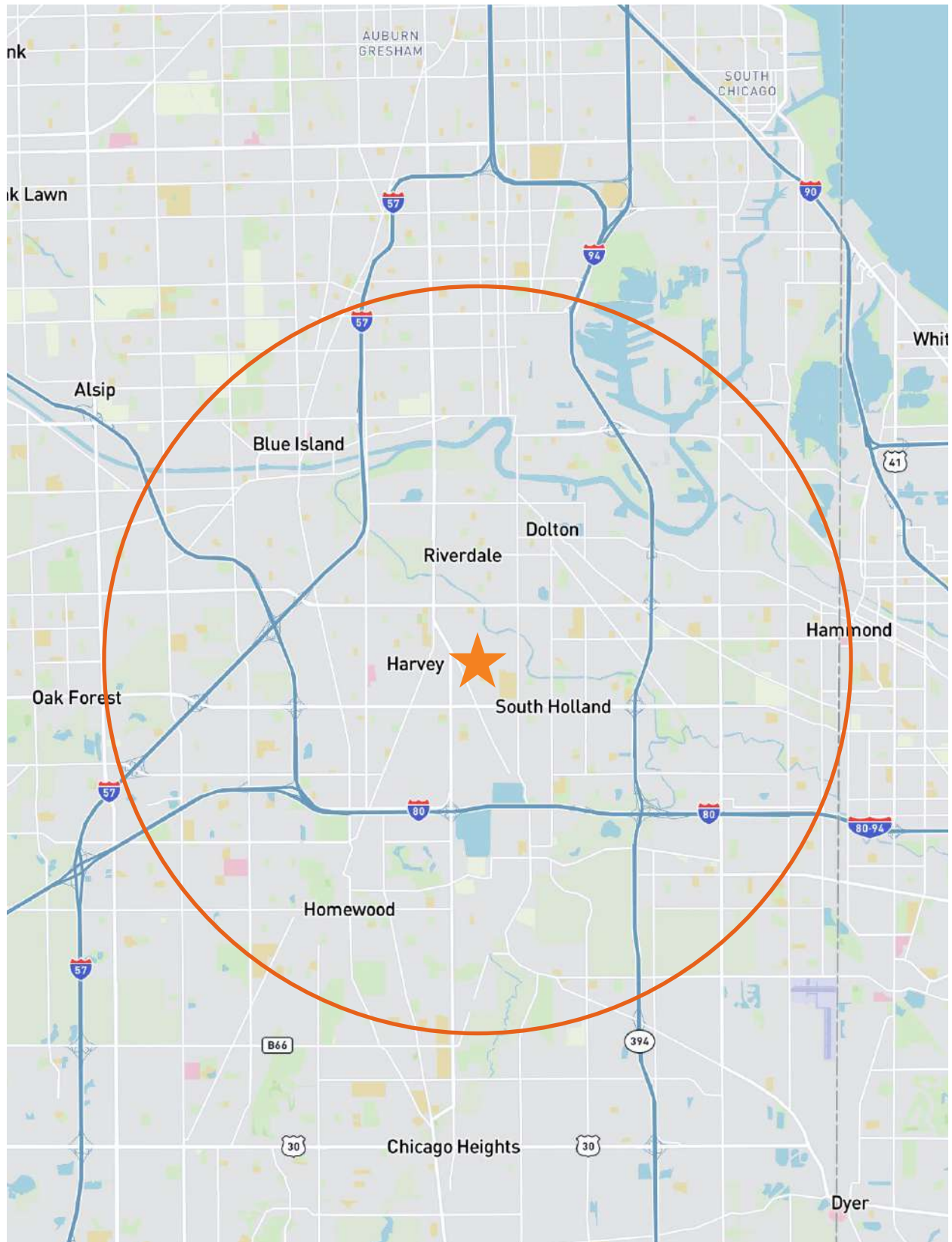


# Survey



...ners of the boundary. Shown hereon.  
 ...red by the client, please with the address shown on the map.

# 2023 Industrial Speciality Report - 5 Mile



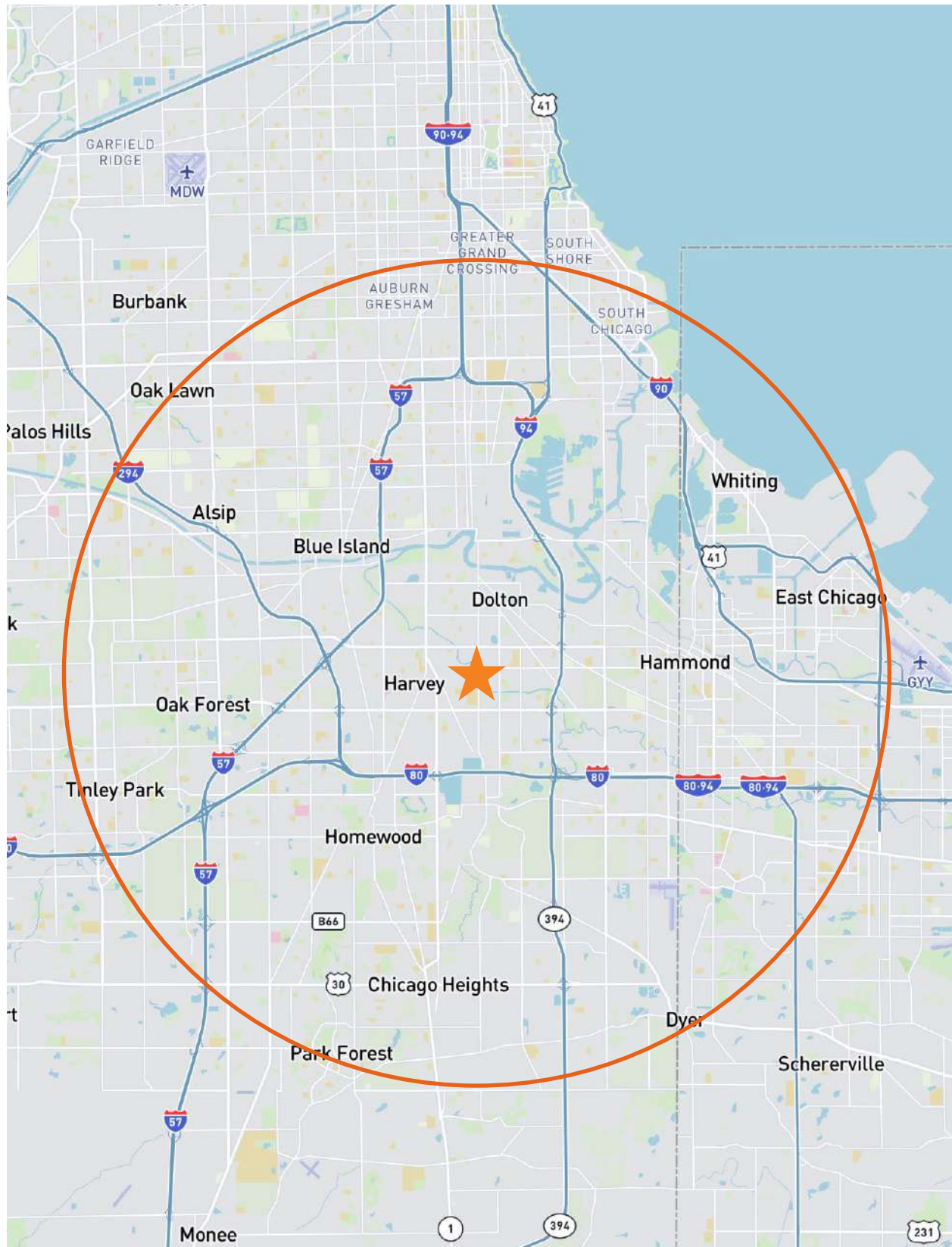
# 2023 Labor Force - 5 Mile

| Age Group | Population | Employed | Unemployed | Unemployment Rate | Labor Force Participation Rate | Employment - Population Ratio |
|-----------|------------|----------|------------|-------------------|--------------------------------|-------------------------------|
| 16+       | 197,373    | 106,355  | 15,375     | 12.6%             | 61.7%                          | 54                            |
| 16-24     | 30,181     | 14,797   | 4,888      | 24.8%             | 65.2%                          | 49                            |
| 25-54     | 94,353     | 68,031   | 8,061      | 10.6%             | 80.6%                          | 72                            |
| 55-64     | 31,375     | 16,838   | 1,759      | 9.5%              | 59.3%                          | 54                            |
| 65+       | 41,465     | 6,689    | 666        | 9.1%              | 17.7%                          | 16                            |

| Industry                          | Employed | Percent | US Percent | Location Quotient |
|-----------------------------------|----------|---------|------------|-------------------|
| Total                             | 106,355  | 100.0%  | 100.0%     | -                 |
| Agriculture/Forestry/Fishing      | 107      | 0.1%    | 1.2%       | 0.08              |
| Mining/Quarrying/Oil & Gas        | 14       | 0.0%    | 0.4%       | 0.00              |
| Construction                      | 4,672    | 4.4%    | 7.1%       | 0.62              |
| Manufacturing                     | 9,252    | 8.7%    | 9.6%       | 0.91              |
| Wholesale Trade                   | 1,325    | 1.2%    | 2.5%       | 0.48              |
| Retail Trade                      | 11,786   | 11.1%   | 10.8%      | 1.03              |
| Transportation/Warehousing        | 14,531   | 13.7%   | 5.5%       | 2.49              |
| Utilities                         | 560      | 0.5%    | 0.8%       | 0.62              |
| Information                       | 1,891    | 1.8%    | 1.9%       | 0.95              |
| Finance/Insurance                 | 4,237    | 4.0%    | 4.8%       | 0.83              |
| Real Estate/Rental/Leasing        | 1,518    | 1.4%    | 2.0%       | 0.70              |
| Professional/Scientific/Tech      | 4,598    | 4.3%    | 8.0%       | 0.54              |
| Management of Companies           | 51       | 0.0%    | 0.1%       | 0.00              |
| Admin/Support/Waste Management    | 6,271    | 5.9%    | 3.8%       | 1.55              |
| Educational Services              | 8,570    | 8.1%    | 9.0%       | 0.90              |
| Health Care/Social Assistance     | 17,575   | 16.5%   | 14.5%      | 1.14              |
| Arts/Entertainment/Recreation     | 1,457    | 1.4%    | 1.8%       | 0.78              |
| Accommodation/Food Services       | 7,616    | 7.2%    | 6.5%       | 1.11              |
| Other Services (Excluding Public) | 4,290    | 4.0%    | 4.7%       | 0.85              |
| Public Administration             | 6,034    | 5.7%    | 4.9%       | 1.16              |

| Industry                        | Employed | Percent | US Percent | Location Quotient |
|---------------------------------|----------|---------|------------|-------------------|
| Total                           | 106,355  | 100.0%  | 100.0%     | -                 |
| White Collar                    | 53,892   | 50.7%   | 61.8%      | 0.82              |
| Management                      | 8,310    | 7.8%    | 11.5%      | 0.68              |
| Business/Financial              | 4,064    | 3.8%    | 6.0%       | 0.63              |
| Computer/Mathematical           | 1,832    | 1.7%    | 3.7%       | 0.46              |
| Architecture/Engineering        | 939      | 0.9%    | 1.9%       | 0.47              |
| Life/Physical/Social Sciences   | 396      | 0.4%    | 1.0%       | 0.40              |
| Community/Social Service        | 2,564    | 2.4%    | 1.9%       | 1.26              |
| Legal                           | 727      | 0.7%    | 1.1%       | 0.64              |
| Education/Training/Library      | 5,918    | 5.6%    | 5.9%       | 0.95              |
| Arts/Design/Entertainment       | 1,424    | 1.3%    | 2.0%       | 0.65              |
| Healthcare Practitioner         | 5,149    | 4.8%    | 6.5%       | 0.74              |
| Sales and Sales Related         | 8,543    | 8.0%    | 9.2%       | 0.87              |
| Office/Administrative Support   | 14,026   | 13.2%   | 11.1%      | 1.19              |
| Blue Collar                     | 29,163   | 27.4%   | 22.3%      | 1.23              |
| Farming/Fishing/Forestry        | 75       | 0.1%    | 0.6%       | 0.17              |
| Construction/Extraction         | 4,055    | 3.8%    | 5.2%       | 0.73              |
| Installation/Maintenance/Repair | 2,396    | 2.3%    | 3.0%       | 0.77              |
| Production                      | 6,974    | 6.6%    | 5.4%       | 1.22              |
| Transportation/Material Moving  | 15,663   | 14.7%   | 8.1%       | 1.81              |
| Services                        | 23,298   | 21.9%   | 15.9%      | 1.37              |
| Healthcare Support              | 6,432    | 6.0%    | 3.4%       | 1.76              |
| Protective Service              | 3,608    | 3.4%    | 2.0%       | 1.70              |
| Food Preparation/Serving        | 5,759    | 5.4%    | 5.0%       | 1.08              |
| Building Maintenance            | 4,064    | 3.8%    | 3.6%       | 1.06              |
| Personal Care/Service           | 3,435    | 3.2%    | 1.9%       | 1.68              |

# 2023 Industrial Speciality Report - 10 Mile



# 2023 Labor Force - 10 Mile

| Age Group | Population | Employed | Unemployed | Unemployment Rate | Labor Force Participation Rate | Employment - Population Ratio |
|-----------|------------|----------|------------|-------------------|--------------------------------|-------------------------------|
| 16+       | 854,634    | 475,421  | 51,319     | 9.7%              | 61.6%                          | 56                            |
| 16-24     | 117,763    | 59,024   | 16,284     | 21.6%             | 63.9%                          | 50                            |
| 25-54     | 397,645    | 300,707  | 25,504     | 7.8%              | 82.0%                          | 76                            |
| 55-64     | 139,480    | 81,344   | 7,238      | 8.2%              | 63.5%                          | 58                            |
| 65+       | 199,744    | 34,346   | 2,292      | 6.3%              | 18.3%                          | 17                            |

| Industry                          | Employed | Percent | US Percent | Location Quotient |
|-----------------------------------|----------|---------|------------|-------------------|
| Total                             | 475,421  | 100.0%  | 100.0%     | -                 |
| Agriculture/Forestry/Fishing      | 967      | 0.2%    | 1.2%       | 0.17              |
| Mining/Quarrying/Oil & Gas        | 74       | 0.0%    | 0.4%       | 0.00              |
| Construction                      | 24,041   | 5.1%    | 7.1%       | 0.72              |
| Manufacturing                     | 44,344   | 9.3%    | 9.6%       | 0.97              |
| Wholesale Trade                   | 7,275    | 1.5%    | 2.5%       | 0.60              |
| Retail Trade                      | 46,710   | 9.8%    | 10.8%      | 0.91              |
| Transportation/Warehousing        | 52,342   | 11.0%   | 5.5%       | 2.00              |
| Utilities                         | 2,668    | 0.6%    | 0.8%       | 0.75              |
| Information                       | 7,710    | 1.6%    | 1.9%       | 0.84              |
| Finance/Insurance                 | 21,690   | 4.6%    | 4.8%       | 0.96              |
| Real Estate/Rental/Leasing        | 7,977    | 1.7%    | 2.0%       | 0.85              |
| Professional/Scientific/Tech      | 26,354   | 5.5%    | 8.0%       | 0.69              |
| Management of Companies           | 365      | 0.1%    | 0.1%       | 1.00              |
| Admin/Support/Waste Management    | 24,334   | 5.1%    | 3.8%       | 1.34              |
| Educational Services              | 43,616   | 9.2%    | 9.0%       | 1.02              |
| Health Care/Social Assistance     | 75,815   | 15.9%   | 14.5%      | 1.10              |
| Arts/Entertainment/Recreation     | 10,102   | 2.1%    | 1.8%       | 1.17              |
| Accommodation/Food Services       | 29,348   | 6.2%    | 6.5%       | 0.95              |
| Other Services (Excluding Public) | 19,763   | 4.2%    | 4.7%       | 0.89              |
| Public Administration             | 29,928   | 6.3%    | 4.9%       | 1.29              |

| Industry                        | Employed | Percent | US Percent | Location Quotient |
|---------------------------------|----------|---------|------------|-------------------|
| Total                           | 475,421  | 100.0%  | 100.0%     | -                 |
| White Collar                    | 260,686  | 54.8%   | 61.8%      | 0.89              |
| Management                      | 44,485   | 9.4%    | 11.5%      | 0.82              |
| Business/Financial              | 22,469   | 4.7%    | 6.0%       | 0.78              |
| Computer/Mathematical           | 9,388    | 2.0%    | 3.7%       | 0.54              |
| Architecture/Engineering        | 5,546    | 1.2%    | 1.9%       | 0.63              |
| Life/Physical/Social Sciences   | 2,979    | 0.6%    | 1.0%       | 0.60              |
| Community/Social Service        | 12,154   | 2.6%    | 1.9%       | 1.37              |
| Legal                           | 5,019    | 1.1%    | 1.1%       | 1.00              |
| Education/Training/Library      | 28,452   | 6.0%    | 5.9%       | 1.02              |
| Arts/Design/Entertainment       | 6,592    | 1.4%    | 2.0%       | 0.70              |
| Healthcare Practitioner         | 26,327   | 5.5%    | 6.5%       | 0.85              |
| Sales and Sales Related         | 35,831   | 7.5%    | 9.2%       | 0.82              |
| Office/Administrative Support   | 61,444   | 12.9%   | 11.1%      | 1.16              |
| Blue Collar                     | 1,16,714 | 24.5%   | 22.3%      | 1.10              |
| Farming/Fishing/Forestry        | 328      | 0.1%    | 0.6%       | 0.17              |
| Construction/Extraction         | 19,115   | 4.0%    | 5.2%       | 0.77              |
| Installation/Maintenance/Repair | 11,611   | 2.4%    | 3.0%       | 0.80              |
| Production                      | 28,835   | 6.1%    | 5.4%       | 1.13              |
| Transportation/Material Moving  | 56,825   | 12.0%   | 8.1%       | 1.48              |
| Services                        | 98,020   | 20.6%   | 15.9%      | 1.30              |
| Healthcare Support              | 23,475   | 4.9%    | 3.4%       | 1.44              |
| Protective Service              | 20,731   | 4.4%    | 2.0%       | 2.20              |
| Food Preparation/Serving        | 23,289   | 4.9%    | 5.0%       | 0.98              |
| Building Maintenance            | 16,009   | 3.4%    | 3.6%       | 0.94              |
| Personal Care/Service           | 14,516   | 3.1%    | 1.9%       | 1.63              |

# 2023 Labor Force - 10 Mile

|                                      |       |         |           |
|--------------------------------------|-------|---------|-----------|
| <b>Total Businesses:</b>             | 342   | 6,537   | 27,461    |
| <b>Total Employees:</b>              | 3,847 | 76,184  | 350,060   |
| <b>Total Residential Population:</b> | 9,276 | 251,268 | 1,065,918 |

| By NAISC Codes                                | Businesses |         | Employees |         | Businesses |         | Employees |         | Businesses |         | Employees |         |
|---|------------|---------|-----------|---------|------------|---------|-----------|---------|------------|---------|-----------|---------|
|   | Number     | Percent | Number    | Percent | Number     | Percent | Number    | Percent | Number     | Percent | Number    | Percent |
| Agriculture, Forestry, Fishing & Hunting      | 0          | 0.0%    | 0         | 0.0%    | 3          | 0.0%    | 15        | 0.0%    | 20         | 0.1%    | 167       | 0.0%    |
| Mining  | 0          | 0.0%    | 0         | 0.0%    | 1          | 0.0%    | 0         | 0.0%    | 18         | 0.1%    | 100       | 0.0%    |
| Utilities                                     | 1          | 0.3%    | 3         | 0.1%    | 9          | 0.1%    | 99        | 0.1%    | 29         | 0.1%    | 241       | 0.1%    |
| Construction                                  | 23         | 6.7%    | 189       | 4.9%    | 396        | 6.1%    | 3,811     | 5.0%    | 1,618      | 5.9%    | 14,641    | 4.2%    |
| Manufacturing                                 | 16         | 4.7%    | 221       | 5.7%    | 271        | 4.1%    | 7,391     | 9.7%    | 965        | 3.5%    | 26,145    | 7.5%    |
| Wholesale Trade                               | 18         | 5.3%    | 275       | 7.1%    | 288        | 4.4%    | 4,596     | 6.0%    | 910        | 3.3%    | 15,007    | 4.3%    |
| Retail Trade                                  | 32         | 9.4%    | 191       | 5.0%    | 864        | 13.2%   | 9,539     | 12.5%   | 3,577      | 13.0%   | 43,558    | 12.4%   |
| Motor Vehicle & Parts Dealers                 | 12         | 3.5%    | 51        | 1.3%    | 148        | 2.3%    | 1,664     | 2.2%    | 580        | 2.1%    | 5,990     | 1.7%    |
| Furniture & Home Furnishings Stores           | 0          | 0.0%    | 0         | 0.0%    | 32         | 0.5%    | 262       | 0.3%    | 145        | 0.5%    | 1,000     | 0.3%    |
| Electronics & Appliance Stores                | 0          | 0.0%    | 0         | 0.0%    | 28         | 0.4%    | 265       | 0.3%    | 115        | 0.4%    | 802       | 0.2%    |
| Bldg Material & Garden Equipment &            | 4          | 1.2%    | 21        | 0.5%    | 70         | 1.1%    | 1,120     | 1.5%    | 297        | 1.1%    | 5,003     | 1.4%    |
| Food & Beverage Stores                        | 3          | 0.9%    | 69        | 1.8%    | 146        | 2.2%    | 1,660     | 2.2%    | 613        | 2.2%    | 12,352    | 3.5%    |
| Health & Personal Care Stores                 | 2          | 0.6%    | 16        | 0.4%    | 62         | 0.9%    | 618       | 0.8%    | 371        | 1.4%    | 3,959     | 1.1%    |
| Gasoline Stations                             | 4          | 1.2%    | 16        | 0.4%    | 77         | 1.2%    | 353       | 0.5%    | 225        | 0.8%    | 1,181     | 0.3%    |
| Clothing & Clothing Accessories Stores        | 1          | 0.3%    | 2         | 0.1%    | 104        | 1.6%    | 714       | 0.9%    | 370        | 1.3%    | 2,277     | 0.7%    |
| Sport Goods, Hobby, Book, & Music Stores      | 6          | 1.8%    | 16        | 0.4%    | 93         | 1.4%    | 501       | 0.7%    | 468        | 1.7%    | 2,748     | 0.8%    |
| General Merchandise Stores                    | 0          | 0.0%    | 1         | 0.0%    | 103        | 1.6%    | 2,382     | 3.1%    | 394        | 1.4%    | 8,245     | 2.4%    |
| Transportation & Warehousing                  | 22         | 6.4%    | 183       | 4.8%    | 279        | 4.3%    | 4,093     | 5.4%    | 853        | 3.1%    | 14,110    | 4.0%    |
| Information                                   | 6          | 1.8%    | 42        | 1.1%    | 131        | 2.0%    | 832       | 1.1%    | 525        | 1.9%    | 5,149     | 1.5%    |
| Finance & Insurance                           | 16         | 4.7%    | 85        | 2.2%    | 274        | 4.2%    | 1,777     | 2.3%    | 1,404      | 5.1%    | 11,337    | 3.2%    |
| Central Bank/Credit Intermediation & Related  | 5          | 1.5%    | 32        | 0.8%    | 117        | 1.8%    | 881       | 1.2%    | 561        | 2.0%    | 6,995     | 2.0%    |
| Securities, Commodity Contracts & Other       | 4          | 1.2%    | 22        | 0.6%    | 56         | 0.9%    | 315       | 0.4%    | 289        | 1.1%    | 1,349     | 0.4%    |
| Insurance Carriers & Related Activities;      | 8          | 2.3%    | 31        | 0.8%    | 101        | 1.5%    | 580       | 0.8%    | 553        | 2.0%    | 2,993     | 0.9%    |
| Real Estate, Rental & Leasing                 | 11         | 3.2%    | 87        | 2.3%    | 214        | 3.3%    | 1,324     | 1.7%    | 996        | 3.6%    | 5,451     | 1.6%    |
| Professional, Scientific & Tech Services      | 23         | 6.7%    | 155       | 4.0%    | 422        | 6.5%    | 2,725     | 3.6%    | 1,907      | 6.9%    | 15,586    | 4.5%    |
| Legal Services                                | 3          | 0.9%    | 8         | 0.2%    | 68         | 1.0%    | 234       | 0.3%    | 388        | 1.4%    | 1,994     | 0.6%    |
| Management of Companies & Enterprises         | 0          | 0.0%    | 6         | 0.2%    | 8          | 0.1%    | 57        | 0.1%    | 34         | 0.1%    | 210       | 0.1%    |
| Administrative & Support & Waste Management   | 7          | 2.0%    | 31        | 0.8%    | 200        | 3.1%    | 1,849     | 2.4%    | 839        | 3.1%    | 9,758     | 2.8%    |
| Educational Services                          | 17         | 5.0%    | 1,268     | 33.0%   | 236        | 3.6%    | 8,969     | 11.8%   | 962        | 3.5%    | 40,851    | 11.7%   |
| Health Care & Social Assistance               | 31         | 9.1%    | 307       | 8.0%    | 585        | 8.9%    | 9,648     | 12.7%   | 3,244      | 11.8%   | 64,857    | 18.5%   |
| Arts, Entertainment & Recreation              | 6          | 1.8%    | 32        | 0.8%    | 105        | 1.6%    | 919       | 1.2%    | 522        | 1.9%    | 6,608     | 1.9%    |
| Accommodation & Food Services                 | 24         | 7.0%    | 250       | 6.5%    | 574        | 8.8%    | 6,503     | 8.5%    | 2,311      | 8.4%    | 28,703    | 8.2%    |
| Accommodation                                 | 1          | 0.3%    | 5         | 0.1%    | 41         | 0.6%    | 377       | 0.5%    | 103        | 0.4%    | 1,566     | 0.4%    |
| Food Services & Drinking Places               | 23         | 6.7%    | 246       | 6.4%    | 533        | 8.2%    | 6,125     | 8.0%    | 2,208      | 8.0%    | 27,137    | 7.8%    |
| Other Services (except Public Administration) | 62         | 18.1%   | 288       | 7.5%    | 1,196      | 18.3%   | 6,695     | 8.8%    | 4,647      | 16.9%   | 28,226    | 8.1%    |
| Automotive Repair & Maintenance               | 18         | 5.3%    | 106       | 2.8%    | 244        | 3.7%    | 1,304     | 1.7%    | 823        | 3.0%    | 4,170     | 1.2%    |
| Public Administration                         | 9          | 2.6%    | 194       | 5.0%    | 171        | 2.6%    | 4,616     | 6.1%    | 565        | 2.1%    | 16,233    | 4.6%    |
| Unclassified Establishments                   | 17         | 5.0%    | 39        | 1.0%    | 311        | 4.8%    | 727       | 1.0%    | 1,514      | 5.5%    | 3,121     | 0.9%    |

## Households by Income

|                          |          |          |          |
|--------------------------|----------|----------|----------|
| Household Income Base    | 3,468    | 94,175   | 4,15,774 |
| <\$15,000                | 15.8%    | 16.4%    | 14.3%    |
| \$15,000 - \$24,999      | 11.1%    | 9.8%     | 8.8%     |
| \$25,000 - \$34,999      | 6.4%     | 9.3%     | 8.2%     |
| \$35,000 - \$49,999      | 11.2%    | 12.1%    | 11.7%    |
| \$50,000 - \$74,999      | 18.6%    | 18.0%    | 17.5%    |
| \$75,000 - \$99,999      | 14.4%    | 12.7%    | 12.9%    |
| \$100,000 - \$149,999    | 16.1%    | 14.1%    | 15.8%    |
| \$150,000 - \$199,999    | 4.4%     | 4.6%     | 5.9%     |
| \$200,000+               | 1.9%     | 3.0%     | 4.9%     |
| Average Household Income | \$70,261 | \$71,068 | \$81,383 |

## Households by Type

|                                      |       |        |         |
|--------------------------------------|-------|--------|---------|
| Total                                | 3,356 | 94,747 | 415,182 |
| Households with 1 Person             | 23.4% | 25.2%  | 27.9%   |
| Households with 2+ People            | 76.6% | 74.8%  | 72.1%   |
| Family Households                    | 72.7% | 70.8%  | 68.0%   |
| Husband-wife Families                | 37.0% | 35.8%  | 38.1%   |
| With Related Children                | 18.5% | 17.6%  | 17.6%   |
| Other Family (No Spouse Present)     | 35.7% | 34.9%  | 29.9%   |
| Other Family with Male Householder   | 6.6%  | 6.8%   | 6.2%    |
| With Related Children                | 3.2%  | 3.7%   | 3.1%    |
| Other Family with Female Householder | 29.1% | 28.1%  | 23.7%   |
| With Related Children                | 19.6% | 18.7%  | 14.8%   |
| Nonfamily Households                 | 3.9%  | 4.0%   | 4.2%    |
|                                      |       |        |         |
| All Households with Children         | 41.7% | 40.5%  | 35.9%   |
|                                      |       |        |         |
| Multigenerational Households         | 10.4% | 9.4%   | 7.8%    |
| Unmarried Partner Households         | 7.0%  | 6.7%   | 6.0%    |
| Male-female                          | 6.4%  | 6.2%   | 5.5%    |
| Same-sex                             | 0.5%  | 0.6%   | 0.5%    |

## Households by Size

|                      |       |        |         |
|----------------------|-------|--------|---------|
| Total                | 3,353 | 94,748 | 415,182 |
| 1 Person Household   | 23.4% | 25.2%  | 27.9%   |
| 2 Person Household   | 26.8% | 26.5%  | 27.9%   |
| 3 Person Household   | 18.4% | 17.5%  | 16.9%   |
| 4 Person Household   | 14.1% | 13.9%  | 13.2%   |
| 5 Person Household   | 8.9%  | 8.6%   | 7.6%    |
| 6 Person Household   | 4.1%  | 4.3%   | 3.5%    |
| 7 + Person Household | 4.3%  | 3.9%   | 3.0%    |



**Contact Information:**

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