



# MIDPOINT CORPORATE CENTER II

7135 JANES AVE  
WOODRIDGE, IL 60517

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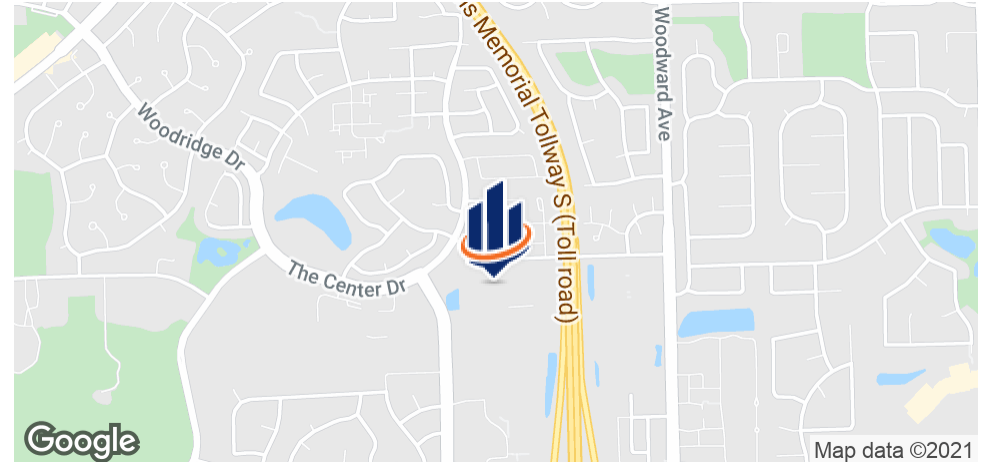
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# Executive Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$2,600,000</b>
<b>Lot Size:</b>	<b>3.56 Acres</b>
<b>Year Built:</b>	<b>2003</b>
<b>Building Size:</b>	<b>46,624 SF</b>
<b>Zoning:</b>	<b>ORI</b>
<b>Price / SF:</b>	<b>\$55.76</b>

## PROPERTY HIGHLIGHTS

- Class A Building Built in 2003 as a Built to Suit; Presently 100 Percent Vacant
- Great Location Just West of Interstate-355 at 75th Street
- DuPage County Taxes
- Building Can Be Used for a Single Tenant or Two Tenants
- Building Features Special Air Conditioning for Computer Main Frame Area
- Interior Perimeter has Built Out Offices, Drop Ceilings are 10 Feet Tall
- Middle of Interior of Building Features Open Space for Cubicles
- Building is 100 Percent Sprinklered and Features a Loading Dock

# Property Description



## PROPERTY OVERVIEW

The subject property is a 46,624-square foot, single-story, Class A building built in 2003 located in Woodridge, Illinois in the county of DuPage. This was a built to suit for two tenants. The tenants were Brach's Candy Corporate Offices and EN Engineering [A joint venture between A. Epstein & Sons and Nicor Gas]. The property was built by McShane Development who developed the Midpoint Corporate Park, After Brach's Candy left to move to Mexico, EN took over the building and they moved out in 2013 as they needed to double their space.

Presently the building is 100% vacant. The building was built with high quality finishes and features solid masonry construction with architectural window and masonry details. A special HVAC was built to handle a computer main frame area for the tenants. The interior perimeter was built out with offices while the middle of the interior has a open floor plate to allow for installation of cubicle work spaces. Ample parking is on site on both the east and west side of the building. The building also features a loading dock on the west side of the building. The building is fully sprinkled and has 10 foot high drop ceilings and floor to bottom of deck is 16 feet. The building would be perfect for a owner/user who could occupy 50% of the building or 100% of the building. The property's present RE taxes are about \$1,70 PSF .The property is part of a Business Park Association which property share was about \$9,700 in 2020. The property is being sold "AS-IS". with no reps or warrants. The village just passed a new change to the ORI zoning under special use to allow for private and public schools, colleges and universities. This proerty is a great candidate to be used for Industrial Warehouseing , self storage or school use.

The City of Woodridge just purchased a 5 acre vacant land parcel on the south border of the Midpoint Site to build a new police headquarters and Maintenance Facility.

## LOCATION OVERVIEW

The property is located just west of I-355 at 75th street in the City of Woodridge, IL, located in DuPage County.

# Property Details

## SALE PRICE

**\$2,600,000**

## LOCATION INFORMATION

Building Name	Midpoint Corporate Center II
Street Address	7135 Janes Ave
City, State, Zip	Woodridge, IL 60517
County/Township	DuPage

## PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	Commercial
Lot Size	3.56 Acres

## PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	4.37
Number Of Spaces	204
Parking Description	Asphalt paved all on site

## UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Roof Top
Exterior Description	Masonry/Glass
Interior Description	Perimeter Office build outs with open interior areas for work stations.
Utilities Description	All utilities to building
Loading Description	Building features a loading/unloading dock usable by one or two tenants.

# Property Details

## BUILDING INFORMATION

Building Size	46,624 SF
Building Class	A
Occupancy %	0%
Tenancy	Multiple
Number Of Floors	1
Year Built	2003
Gross Leasable Area	46,824 SF
Load Factor	Yes
Construction Status	Existing
Framing	Metal Studs
Condition	Excellent
Roof	Rubber Membrane
Free Standing	Yes
Number Of Buildings	1
Walls	Drywall
Ceilings	Acoatical drop ceilings
Floor Coverings	Carpet or Tile
Exterior Walls	Face Brick / Glass
Office Buildout	Perimeter
Foundation	Concrete

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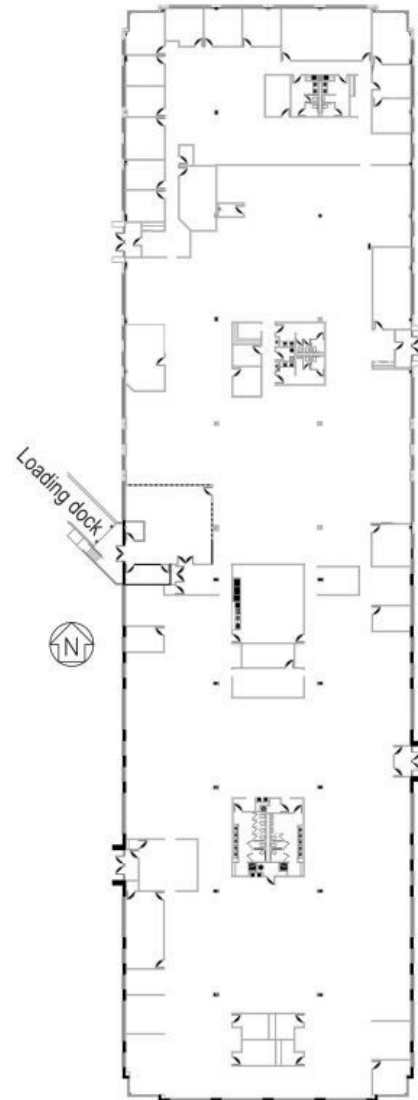
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# Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	LEASE START	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR	RECOVERY TYPE	COMMENTS
Vacant	1	22,000			Current	\$0	47.19	\$0.00		
Vacant	2	24,624			Current	\$0	52.81	\$0.00		
Totals/Averages		46,624				\$0		\$0.00	\$0	\$0

# Building Layout



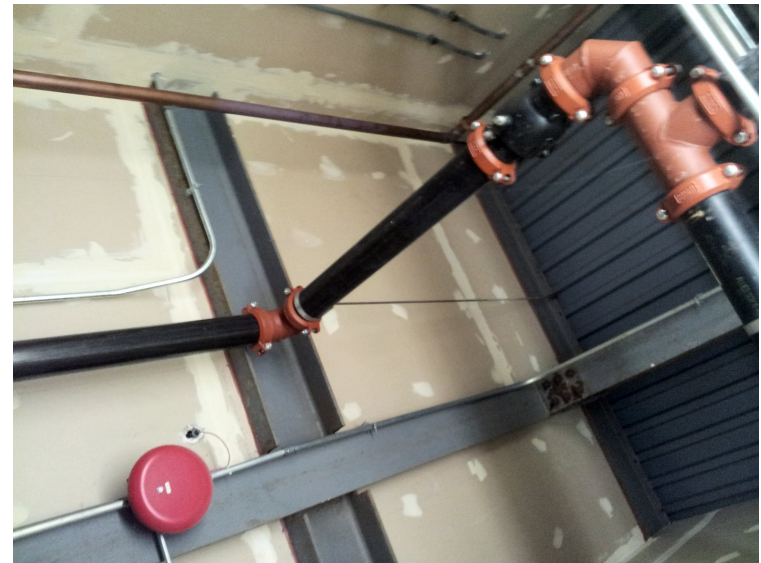
# Exterior Photos



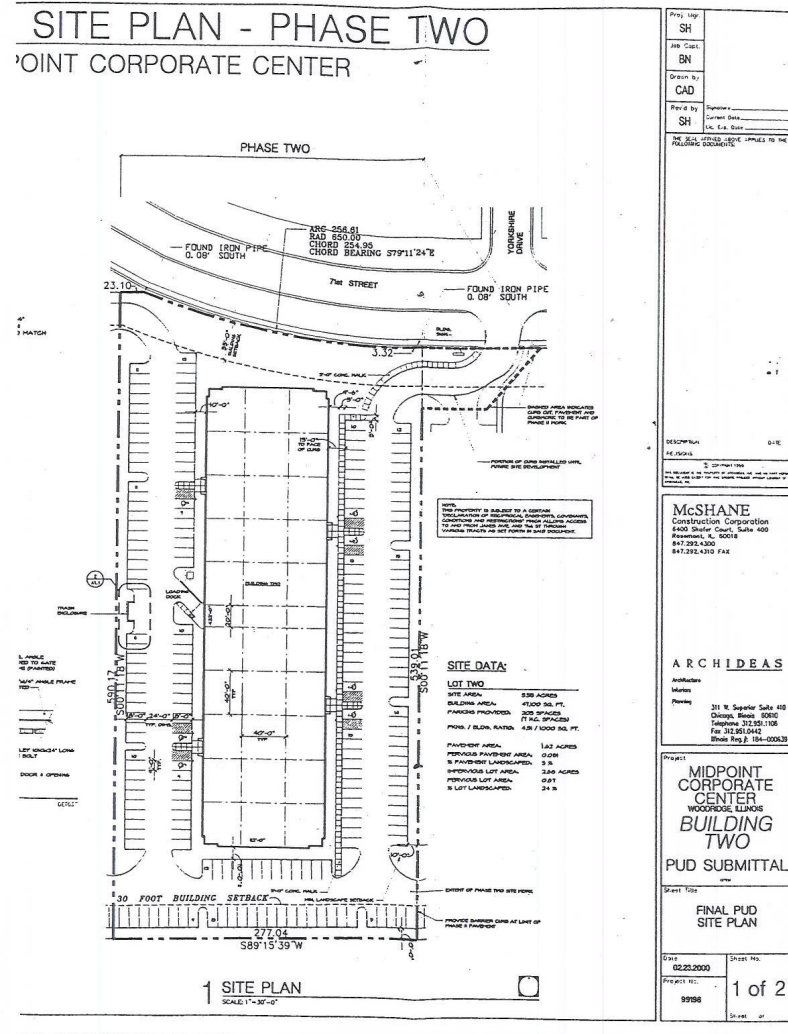
# Interior Photos



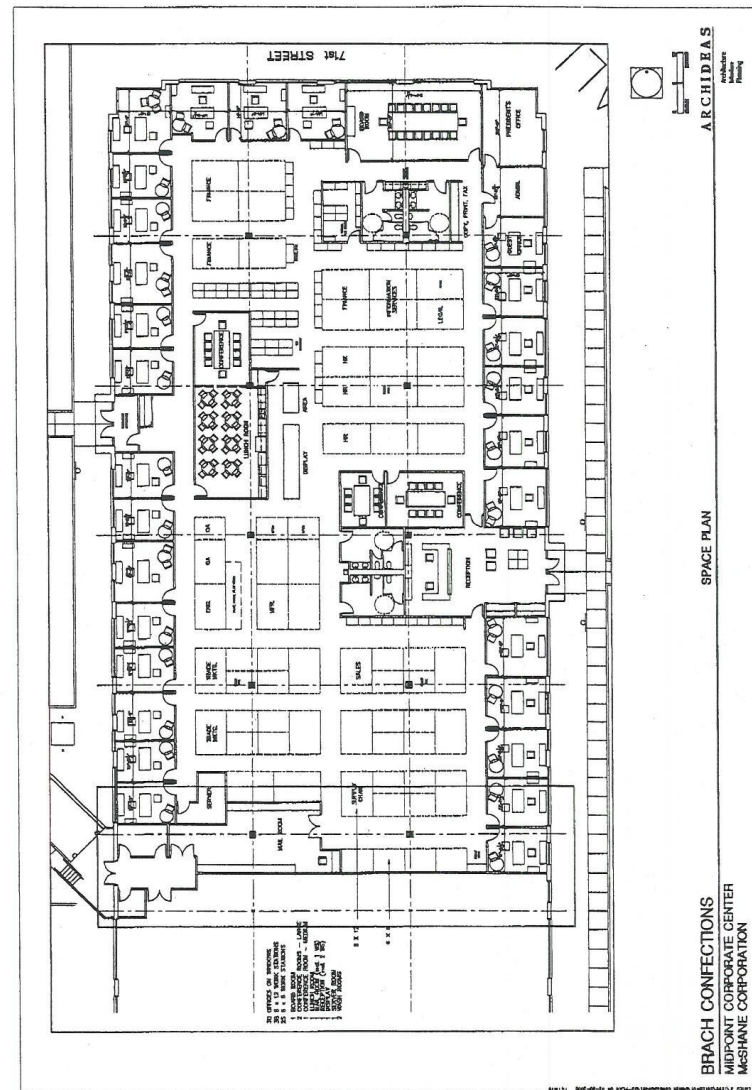
# Interior Photos



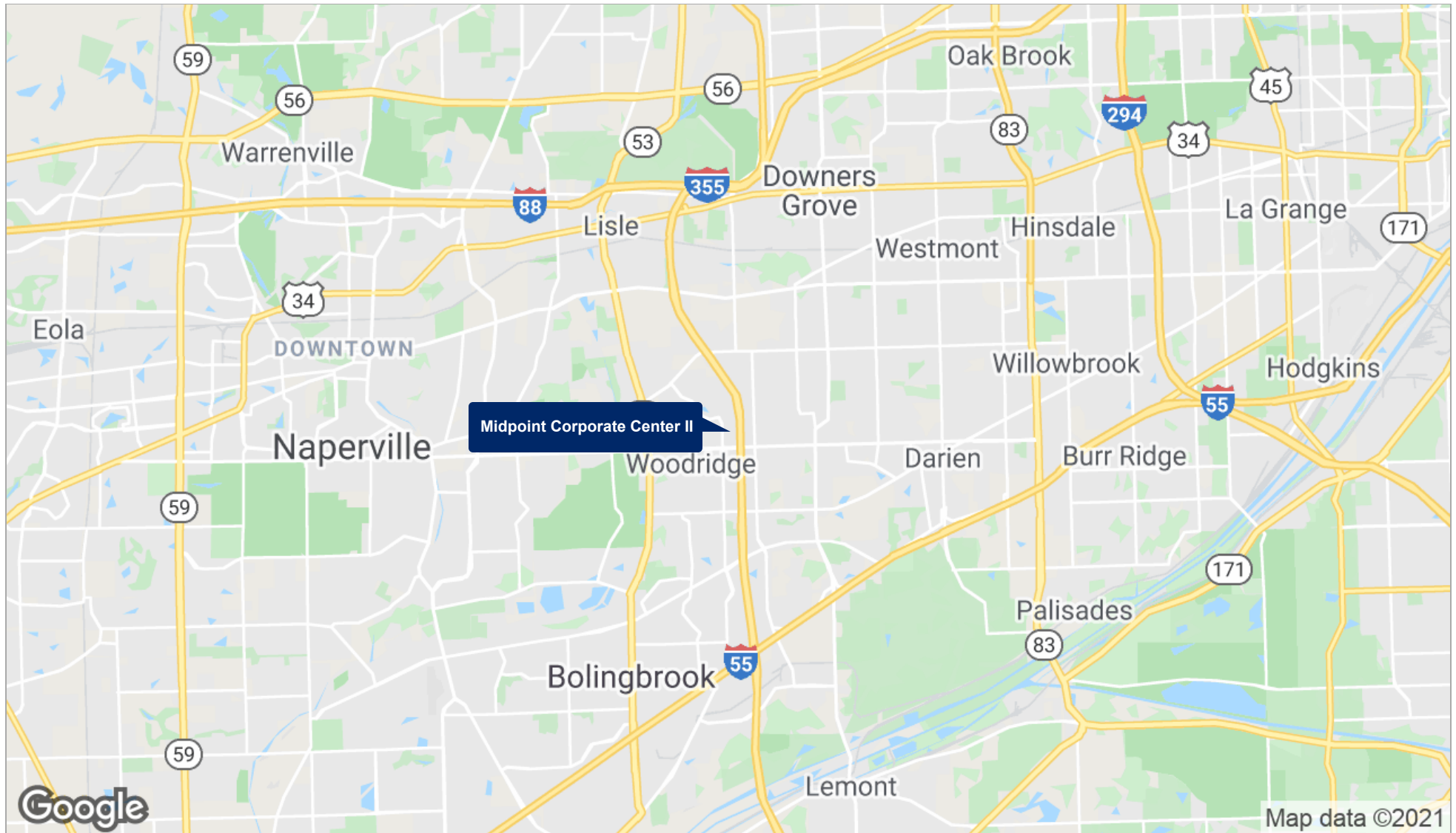
# Site Plan



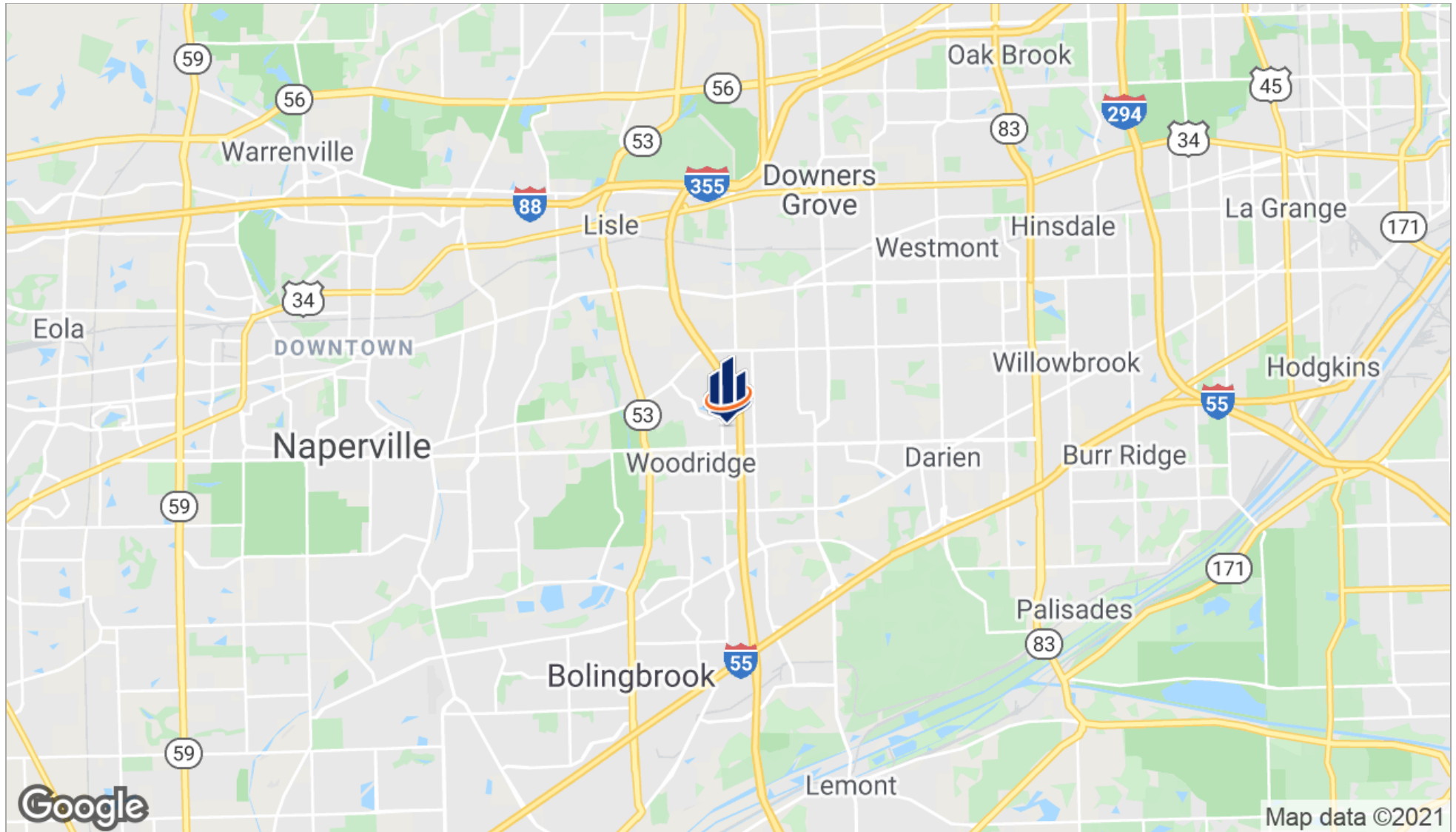
# Former Brach's Candy Office Layout



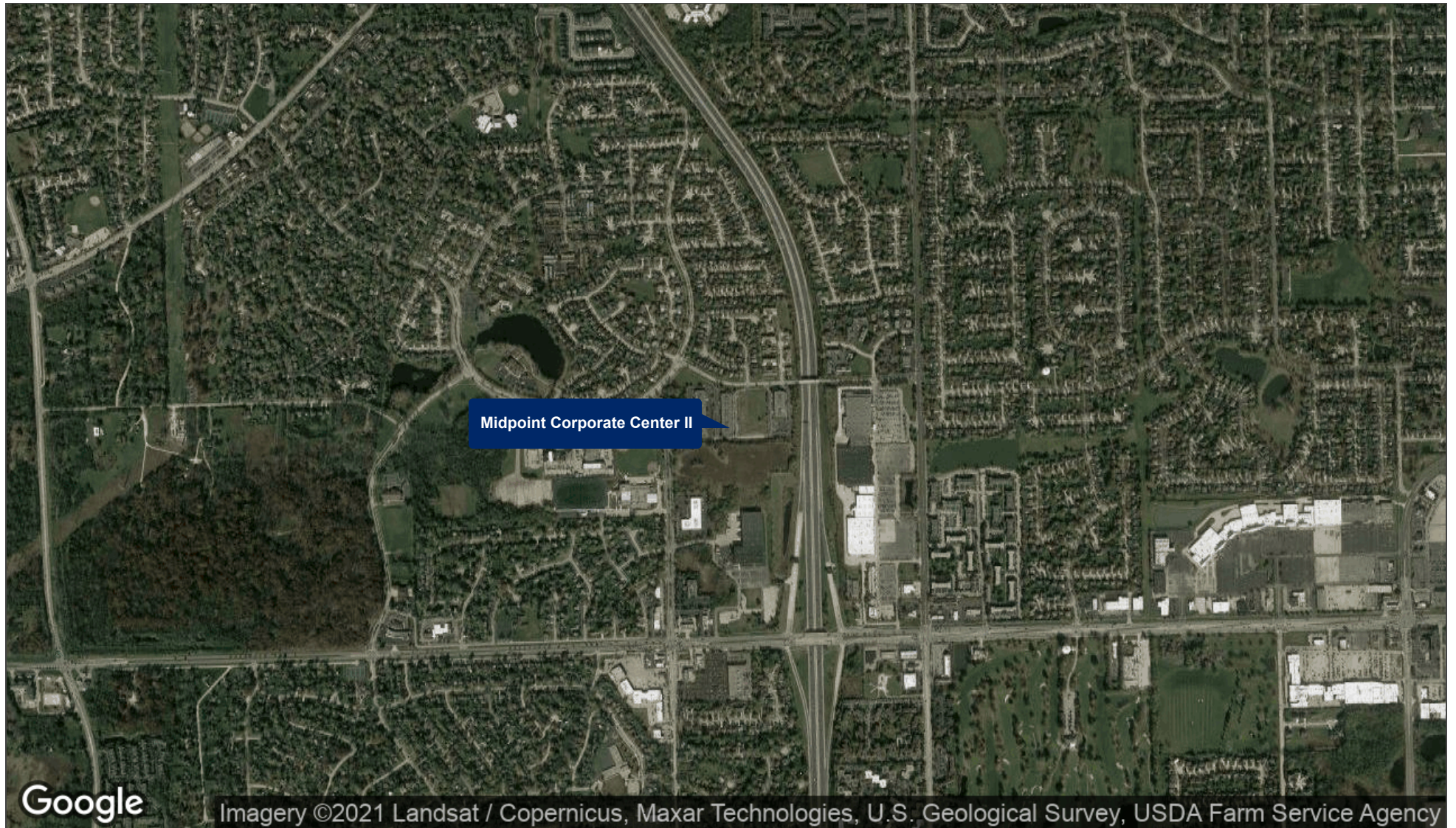
# Regional Map



# Location Maps



# Aerial Map



# SALE COMPARABLES

7135 Janes Ave  
Woodridge, IL 60517

# Sale Comps



## SUBJECT PROPERTY

7135 Janes Ave | Woodridge, IL 60517

Sale Price:	\$2,600,000	Lot Size:	3.56 Acres AC	Year Built:	2003
Building SF:	46,624 SF	Price PSF:	\$55.77		



1

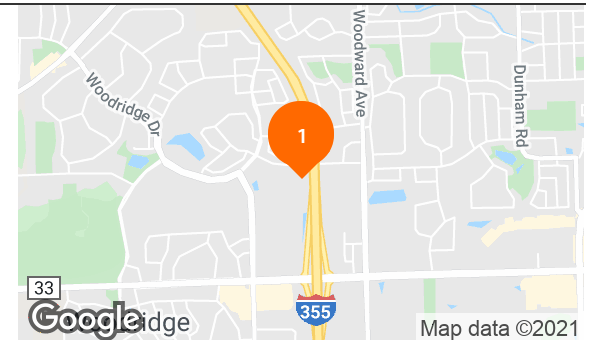


## FORMER WESTWOOD COLLEGE

7155 Janes Ave | Woodridge, IL 60517

Sale Price:	\$3,100,000	Lot Size:	3.43 AC	Year Built:	2002
Building SF:	29,344 SF	Price PSF:	\$105.64	Closed:	01/05/2017
Occupancy:	0%				

Former Westwood College tenanted property. Presently 100 % vacant.



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## PARAGON BUILDING

27501 Bella Vista Parkway | Warrenville, IL 60555

Sale Price:	\$4,435,000	Lot Size:	0 AC	Year Built:	2005
Building SF:	40,000 SF	Price PSF:	\$110.88	Closed:	01/09/2015

The property was bought by a party that wanted to occupy the building



# Sale Comps

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## 2111 WAUKEGAN ROAD



Bannockburn, IL 60015

Sale Price:	\$4,200,000	Lot Size:	0 AC	Year Built:	1998
Building SF:	36,400 SF	Price PSF:	\$115.38	Closed:	11/04/2014
Occupancy:	0%				

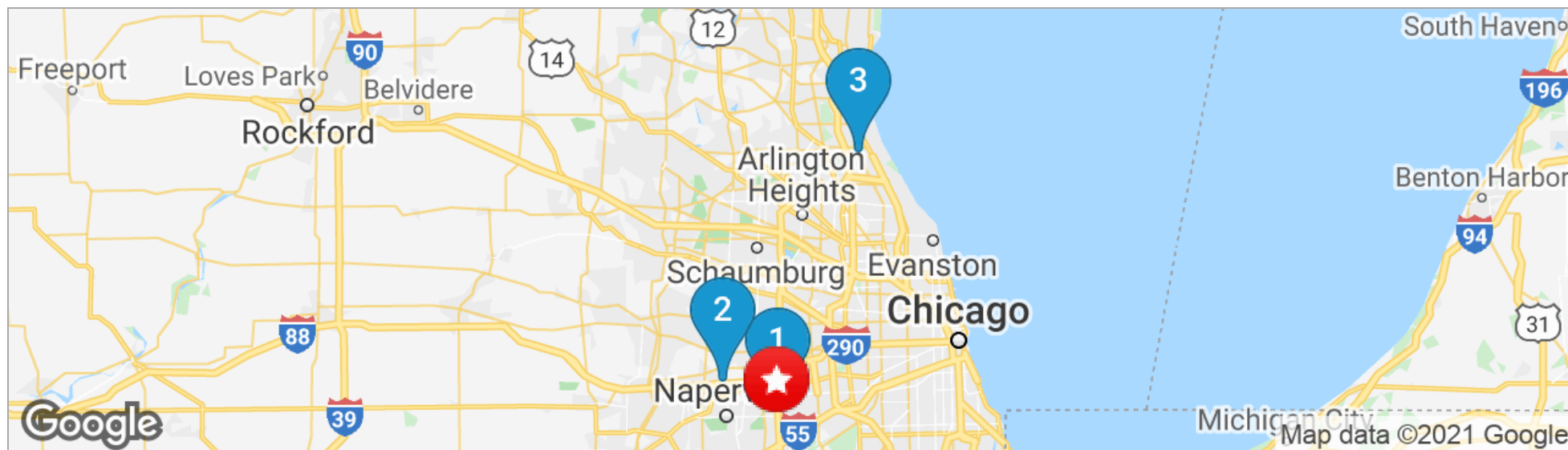
The building was 100 percent vacant at time of sale. The buyer would be a user of the building



# Sale Comps Summary

★	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS		
	<b>Midpoint Corporate Center II</b> 7135 Janes Ave Woodridge, IL 60517	\$2,600,000	46,624 SF	\$55.77	-	2		
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE	
<b>1</b> 	<b>Former Westwood College</b> 7155 Janes Ave Woodridge, IL 60517	\$3,100,000	29,344 SF	\$105.64	-	-	01/05/2017	
<b>2</b> 	<b>Paragon Building</b> 27501 Bella Vista Parkway Warrenville, IL 60555	\$4,435,000	40,000 SF	\$110.88	-	-	01/09/2015	
<b>3</b> 	<b>2111 Waukegan Road</b> Bannockburn, IL 60015	\$4,200,000	36,400 SF	\$115.38	-	-	11/04/2014	
		PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE	
<b>Totals/Averages</b>		<b>\$3,911,667</b>	<b>35,248 SF</b>	<b>\$110.98</b>	<b>-</b>	<b>-</b>		

# Sale Comps Map



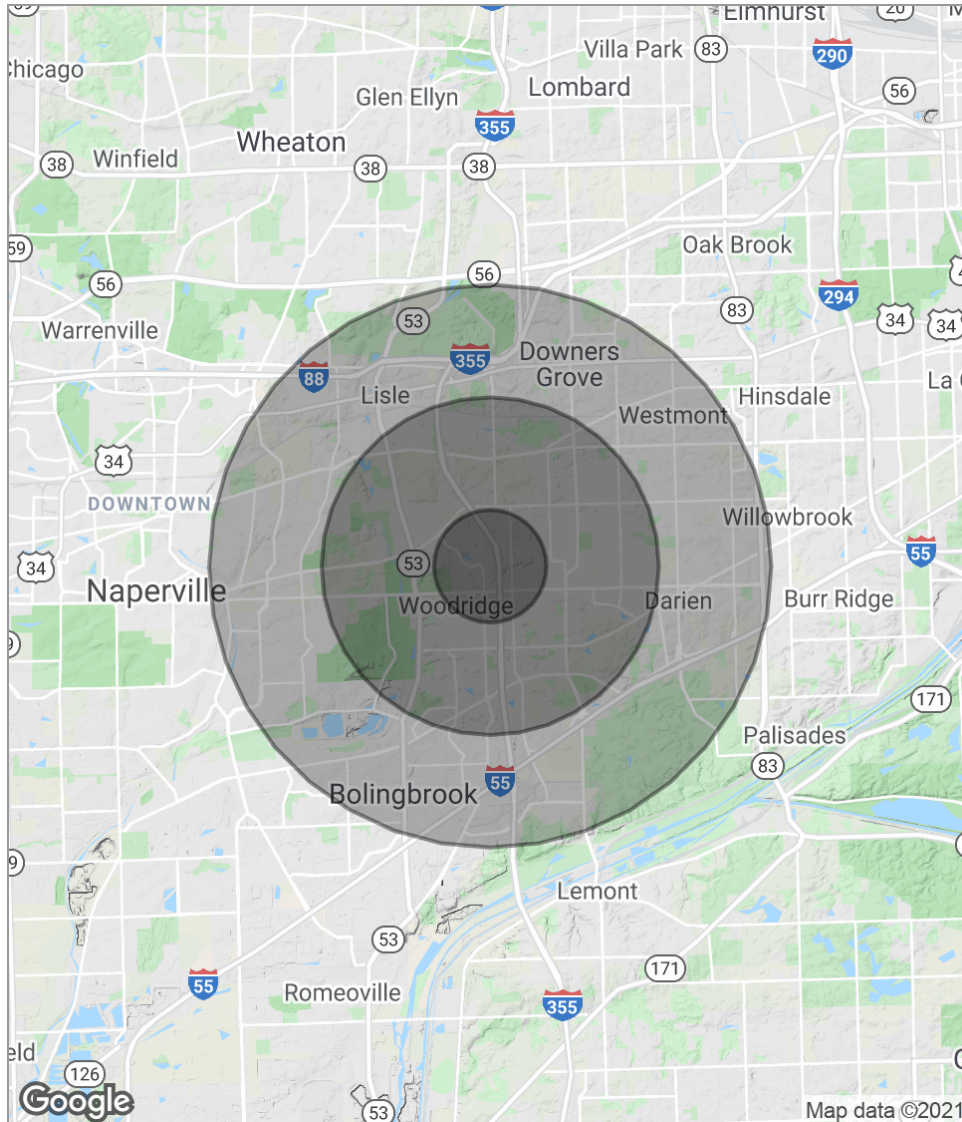
- SUBJECT PROPERTY**  
7135 Janes Ave | Woodridge, IL 60517
- 
- 1 FORMER WESTWOOD COLLEGE**  
7155 Janes Ave  
Woodridge, IL 60517
- 2 PARAGON BUILDING**  
27501 Bella Vista Parkway  
Warrenville, IL 60555
- 3 2111 WAUKEGAN ROAD**  
Bannockburn, IL  
60015

# Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	14,345	101,289	246,410
Median age	36.9	39.1	38.7
Median age (Male)	36.4	38.4	37.3
Median age (Female)	37.4	39.8	39.9
Total households	5,699	38,717	94,194
Total persons per HH	2.5	2.6	2.6
Average HH income	\$75,744	\$96,603	\$96,436
Average house value	\$285,682	\$342,490	\$364,269

*\* Demographic data derived from 2010 US Census*

# Demographics Map



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