

95,540 SF COLD STORAGE DISTRIBUTION BUILDING

Available

1325 ENSELL ROAD | LAKE ZURICH, IL 60047



AVAILABLE
ON 8.13 ACRES

PROPERTY HIGHLIGHTS

- 95,540 SF Industrial Facility on 8.13 Acres
- Corporate business park setting
- Timing of occupancy to be determined
- Industrial zoning permits trailer and truck parking
- Proximity to Route 53/I-355 and I-94 Corridors servicing the Chicago and Midwest markets
- Cold storage infrastructure
- ±26,851 SF cooler space
- ±7,659 SF freezer space

Kelly Dissler

630 317 0721
kdissler@hiffman.com

Michael Freitag

630 693 0652
mfreitag@hiffman.com

Steve Sullivan

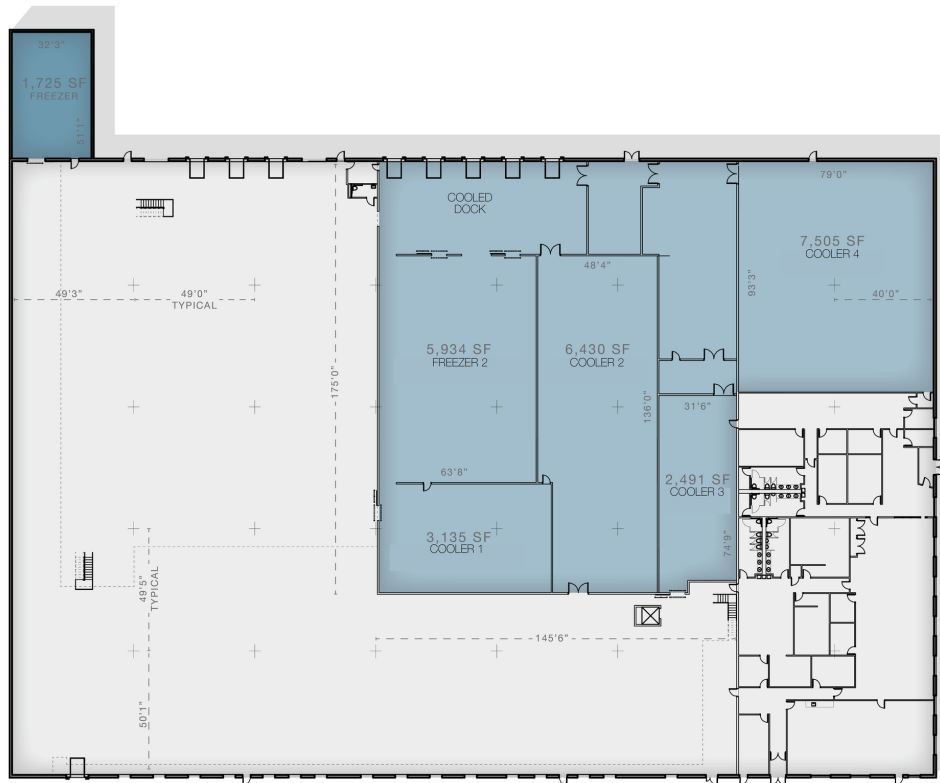
847 610 0123
ssullivan@hiffman.com

ONE OAKBROOK TERRACE, SUITE 400
OAKBROOK TERRACE, IL 60181
630.932.1234

NAIHIFFMAN.COM
@NAIHIFFMAN

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BUILDING LAYOUT



PROPERTY DETAILS

TOTAL BUILDING SF	95,540
CLEAR HEIGHT	24.6 ft
COLUMN SPACING	49'0" typical
TRAILER PARKING	70 (expandable)
CAR PARKING	215 (expandable)
DOCKS	12 exterior truck 13 exterior van 2 drive-in doors
ACRES	8.13
TAXES	\$141,602 (2018)
OCCUPANCY	Timing to be confirmed

8.13

ACRES

95,540

SF AVAILABLE

24.6 ft

CLEAR
HEIGHT

AVAILABLE

95,540 SF

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Property Specifications

Building Size:	95,540 SF
Building Dimensions:	378' x 248'
Office:	12,379 SF
Site Size:	8.13 acres
Adjacent Site:	Adjacent 5.42 acres owned by Tenant can accommodate existing building plus additional land for either building expansion, additional parking or new development
Bay Size:	49' x 49'
Clear Height:	24' 6"
Zoning:	I-1
For Sale Parcel:	PIN1: 14-15-301-013-0000 (8.13 acres)
Peapod Owned Land:	PIN 2: 14-15-301-014-0000 (2.48 acres) PIN 3: 14-15-301-015-0000 (2.94 acres)
Real Estate Taxes:	PIN 1: \$141,602 (2018) PIN 2: \$10,118 (2018) PIN 3: \$11,995 (2018)
Insurance:	\$0.12 PSF (estimate)
CAM:	\$0.35 PSF (estimate)
Lease Expiration:	1/31/2025

Docks:	12 exterior truck docks 13 van docks 2 drive-in doors
Freezer/Coolers:	Approximately 36% Cooler 1: 3,135 SF, maintains 38-42°F Cooler 2: 6,430 SF, maintains 38-42°F Cooler 3: 2,491 SF, maintains 38-42°F Cooler 4: 7,505 SF, maintains 38-42°F Cooler 5: 2,480 SF, maintains 38-42°F Cooler 6: 450 SF, maintains 38-42°F Cooled Dock: 4,360 SF 38-42°F Freezer 1: 1,725 SF, maintains -15°F Freezer 2: 5,934 SF, maintains -15°F
Car Parking:	Heavy (±215 cars) on additional acreage
Truck/Trailer Parking:	±70 Existing stalls + ability to expand
Original/Built:	1999
Freezer Addition:	2009
Mezzanine:	Not included in building square footage Contains cooler space, conveyor system Elevator access
Lighting:	T-5
Power Supply:	800 amps / 480 volts
Roof Type:	TPO
2019 Capital Improvements:	<ul style="list-style-type: none"> Paved east side of building truck court and all trailer parking. Entire building repainted

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95,540 SF Industrial Building

PROPERTY FEATURES

- Cross dock facility
- Favorable demographics: Rooftop density and high income
- Located in desirable Lake County submarket
- Strategic irreplaceable facility
- Excess land ±5.42 acres, owned by former tenant (green above)
- - Existing building potentially expandable (±70,000 SF)
- - Developable lots, potential to develop free-standing
- Cooler and freezer infrastructure in place



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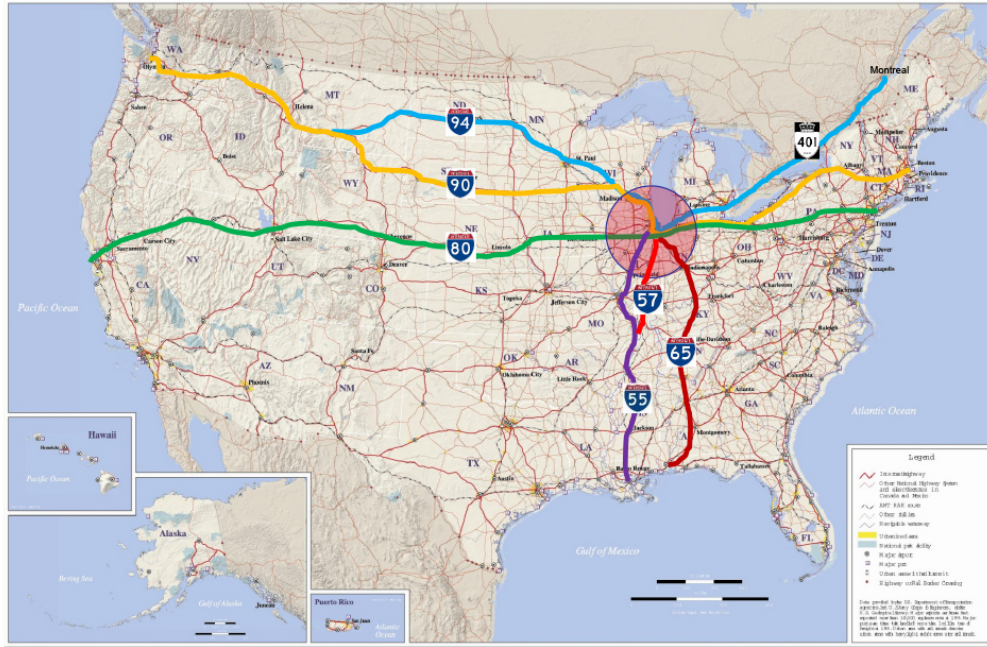
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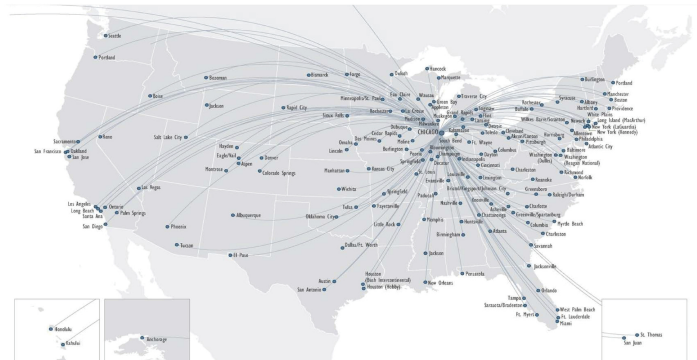
TRANSPORTATION & POPULATION CENTER OF THE US



O'HARE INTERNATIONAL NON-STOP FLIGHTS



O'HARE DOMESTIC NON-STOP FLIGHTS



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Lake County Overview

Home to pharmaceutical industry leaders Abbott, Abbvie, and Baxter as well as the corporate headquarters for publicly held companies like Brunswick, Grainger, and Walgreens - Lake County, Illinois is one of the Chicago regions most affluent and diverse regions. With a population of over 700,000 people, the pro-business climate in Lake County is marked by tremendous access to labor and entrepreneurial capital. Private companies like Medline, Uline and Visual Pak are some of the county's largest employers. Strategically located between Chicago and the rapidly growing southeast Wisconsin market along the I-94 corridor, Lake County boasts a distinctive property tax advantage over Chicago's Cook County and the industrial base has grown to over 71.0M square feet. Much of Lake County's growth was driven by build-to-suit development as new business parks came on line on line between 1985 - 2000, followed by a resurgence of speculative "big-box" development the past 10 years.

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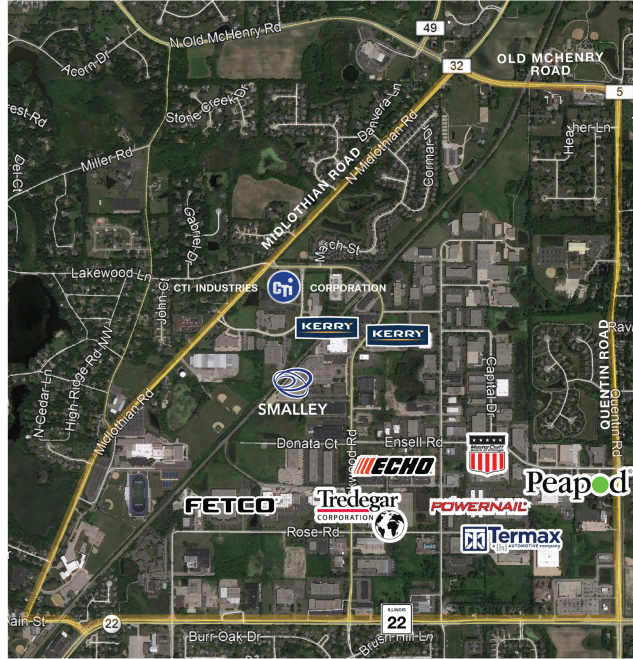
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Lake Zurich Business Park



Demographics

1325 Ensell Rd Lake Zurich, IL 60047	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2019)	5,550	37,398	120,940
Projected Population (2024)	5,411	36,651	118,070
Census Population (2010)	5,208	37,181	121,002
Census Population (2000)	5,096	34,148	117,611
Average Household Income			
Estimated Average Household Income (2019)	\$177,435	\$178,199	\$151,222
Projected Average Household Income (2024)	\$230,990	\$226,714	\$192,521
Census Average Household Income (2010)	\$121,223	\$143,380	\$121,049
Census Average Household Income (2000)	\$102,201	\$127,847	\$108,279
Projected Annual Change (2019-2024)	\$53,555 6.0%	\$48,515 5.4%	\$41,299 5.5%
Historical Annual Change (2000-2019)	\$75,234 3.9%	\$50,352 2.1%	\$42,944 2.1%
Median Household Income			
Estimated Median Household Income (2019)	\$140,510	\$139,605	\$117,097
Projected Median Household Income (2024)	\$165,238	\$162,831	\$136,457
Census Median Household Income (2010)	\$104,373	\$114,464	\$93,589
Census Median Household Income (2000)	\$90,040	\$104,462	\$87,507
Projected Annual Change (2019-2024)	\$24,727 3.5%	\$23,226 3.3%	\$19,360 3.3%
Historical Annual Change (2000-2019)	\$50,470 3.0%	\$35,143 1.8%	\$29,990 1.8%
Labor Force			
Labor Population Age 16 Years or Over (2019)	4,407	29,718	96,375
Labor Force Total Males (2019)	2,229 50.6%	14,814 49.8%	47,867 49.7%
Male Civilian Employed	1,751 78.5%	11,243 75.9%	36,581 76.4%
Male Civilian Unemployed	74 3.3%	351 2.4%	1,077 2.2%
Males in Armed Forces	1 -	7 -	93 0.2%
Males Not in Labor Force	403 18.1%	3,212 21.7%	10,117 21.1%
Labor Force Total Females (2019)	2,177 49.4%	14,904 50.2%	48,508 50.3%
Female Civilian Employed	1,502 69.0%	9,311 62.5%	29,684 61.2%
Occupation (2019)			
Occupation Population Age 16 Years or Over	3,253	20,555	66,245
Occupation Total Males	1,751 53.8%	11,243 54.7%	36,581 55.2%
Occupation Total Females	1,502 46.2%	9,311 45.3%	29,664 44.8%
Management, Business, Financial Operations	646 19.8%	4,996 24.3%	14,667 22.1%
Professional, Related	689 21.2%	5,304 25.8%	15,972 24.1%
Service	458 14.1%	2,517 12.2%	9,094 13.7%
Sales, Office	991 30.5%	5,292 25.6%	16,496 24.9%
Farming, Fishing, Forestry	1 -	45 0.2%	199 0.3%
Construction, Extraction, Maintenance	170 5.2%	762 3.8%	2,945 4.4%
Production, Transport, Material Moving	298 9.1%	1,649 8.0%	6,872 10.4%
White Collar Workers	2,326 71.5%	15,562 75.7%	47,135 71.2%
Blue Collar Workers	927 28.5%	4,993 24.3%	19,110 28.8%

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