

# County of Kane



## FOOD HUB SITE SEARCH RESULTS

**RFI NUMBER: 18-017 Food Hub Site Search**

**DATE: February 28, 2017**

The following list of facilities and specifications was generated through responses to a Request for Information (18-017) by the Kane County Purchasing Department. The purpose of the request was to identify potential facilities where a food hub could be housed and operated in Kane County. This information is being made available so that potential operators and other interested parties might consider the identified commercial spaces in submitting proposals to operate the hub. These site descriptions are provided as a reference only and are in no way intended to exclude other sites from consideration.

<b>Facility Address</b>	<b>Pages</b>
<a href="#">421 Stevens Street, Geneva, IL 60134</a>	2-5
<a href="#">2646 Corporate Parkway, Algonquin, IL 60102</a>	6-8
<a href="#">375 Renner Drive, Elgin, IL 60123</a>	9-10
<a href="#">750 N. 17th Street, St. Charles, IL 60174</a>	11-29
<a href="#">720 N. 17th Street, St. Charles, IL 60174</a>	23
<a href="#">1500 Foundry Street, St. Charles, IL 60174</a>	23
<a href="#">731 N. 17th Street, St. Charles, IL 60174</a>	23
<a href="#">761 N. 17th Street, St. Charles, IL 60174</a>	23
<a href="#">1270 Abbott Drive, Elgin, IL 60123</a>	30-32
<a href="#">740 S. Prairie Avenue, Aurora, IL 60506</a>	33-36
<a href="#">2600 Beverly Drive, Aurora, IL 60502</a>	37-38
<a href="#">2134 W. Galena Boulevard, Aurora, IL 60506</a>	39
<a href="#">2372 Indian Trail Road, Aurora, IL 60506</a>	40-43
<a href="#">11926 Oak Creek Parkway, Huntley, IL 60142</a>	44-47
<a href="#">11 Duffy Lane, Sugar Grove, IL 60554</a>	48-49
<a href="#">1930 Dean Street, St. Charles, IL 60174</a>	50-53
<a href="#">1730 Wallace Avenue, St. Charles, IL 60174</a>	54-56
<a href="#">705 E. North Street, Elburn, IL 60119</a>	57-58



**BATAVIA  
ENTERPRISES, INC.**

Leasing Industrial & Commercial Properties

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February 22, 2017

County of Kane Purchasing Department  
C/O Theresa Dobersztyn, C.P.M, CPPB  
719 S. Batavia Ave, Bldg. A  
Geneva, IL 60134

RE: RFI 18-017 Food Hub Site Search

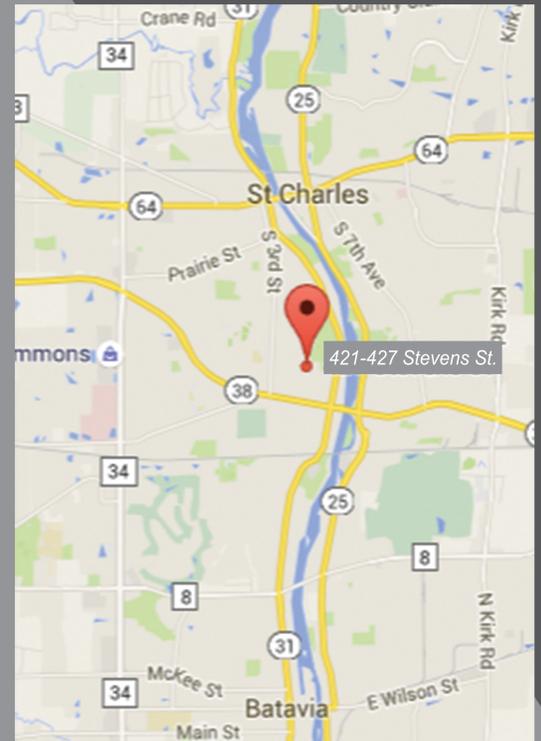
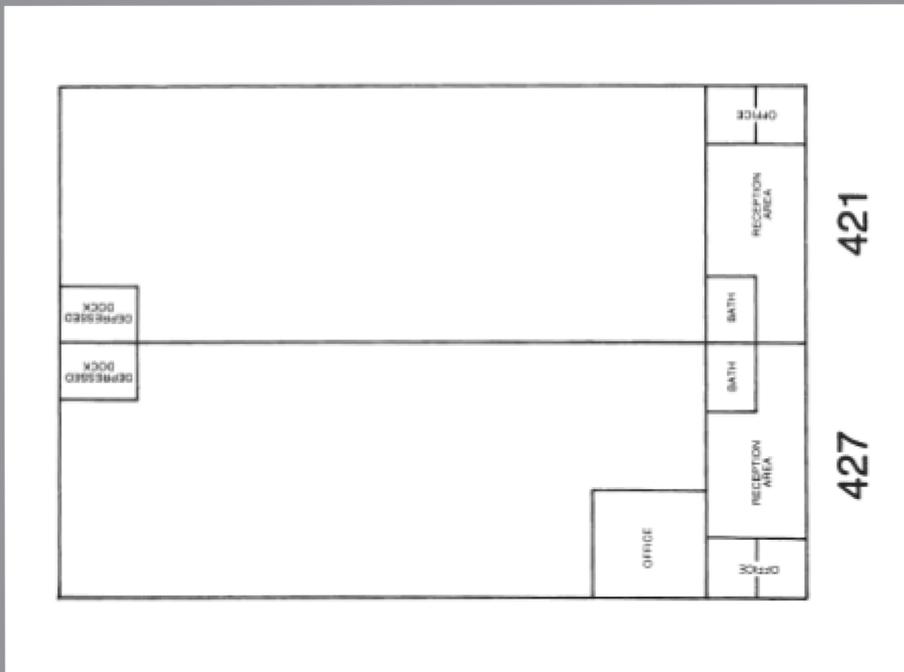
1. Name : Scott Prudden
2. Address: BEI Properties, Inc.  
140 First St.  
Batavia, IL 60510
3. Phone: 630-879-3680  
Email: [Scott@bataviaenterprises.com](mailto:Scott@bataviaenterprises.com)
4. Address: 421 Stevens St, Geneva, IL 60134
5. Size: 13,000 square feet
6. Description: See Attached Flyer
7. Lease/Acquisition? Property is for lease:  
Base (net) rent - \$5.50psf  
Operating Expenses - \$3.37psf  
All in - \$8.87psf
8. Current Use: Furniture Storage  
Previous Use: Tool & Dye Shop  
Previous Use: Injection Molding
9. This site would be a good location for the Kane County Food Hub because it is centrally located within Kane County with access to State Routes 31, 38, and 25 and close proximity to I-88 and I-90 toll roads.
10. Possible concerns could be hours of operation seeing as there is a brewery with a tasting room, bakery and CrossFit Gym also in the business park.
11. Incentives cannot be determined at this time.

# 421-427 Stevens Street

- Easy access to IL Rte. 31, 25, 38 & 64 as well as the Kirk Road and Randall Road corridors
- 13,00 SF per unit
- 2,000 SF offices
- Enclosed docks
- 12x14 overhead doors
- High ceilings, fully sprinklered & monitored
- Ample parking
- Expands to 26,000 SF



## Floorplan

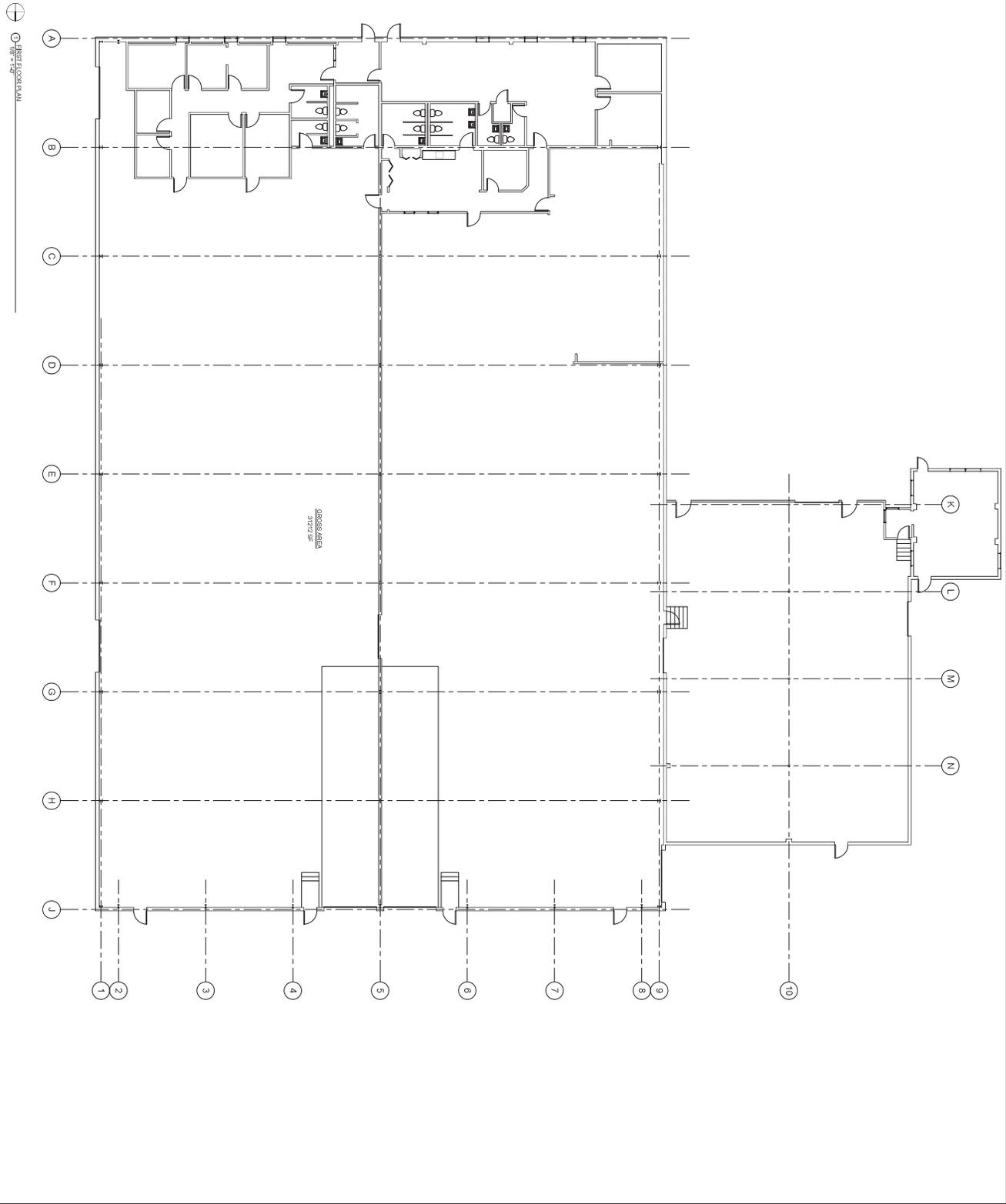


PROPERTIES  
a division of Batavia Enterprises, Inc.

For more information please contact:  
**Scott Prudden 630.879-3680**  
**scott@bataviaenterprises.com**

140 First Street, Batavia, IL 60510 [www.beiproperties.net](http://www.beiproperties.net)





A1

Project No. 13-33  
 Sheet No.

Sheet Title  
**FLOOR PLAN**

Drawn For:  
**as-built**  
 Area 05  
 Inspection

OFFICE - WAREHOUSE  
 BATAVIA ENTERPRISES, INC.  
 421 STEVENS, GENEVA, IL 60134

28 S Water Street  
 Suite 303  
 Batavia, IL 60510  
 www.vasilion.com  
 tel: 630.406.8880

**VASILION**  
 architects, inc.

## Questions for Response

1. Your name: **Matt Garland**

2. Your organization name and complete mailing address: **Cawley Chicago Real Estate, 3000 Woodcreek Dr. #100, Downers Grove, IL 60515**

3. Phone number and e-mail address: **Phone: 630.729.7945 Email: Mgarland@cawleychicago.com**

4. Address of potential site: **2646-2650 Corporate Parkway, Algonquin, Illinois 60102**

5. Size of the site (square footage): **6,355-12,830 square feet**

6. Basic description of potential site: [If you have real estate listings or other documents that provide this information, this question can be skipped] **Please see attached brochure.**

7. Is the site available for lease and/or acquisition? What is the list price (if applicable)?

[If you have real estate listings or other documents that provide this information, this question can be skipped] **Yes the spaces are available for lease, please see attached brochure.**

8. Current use and past two uses of the site: **Both suites are currently vacant. The previous tenant in unit 2646 was a distribution group and unit 2650 was a cheerleading/gymnastics group.**

9. Why do you believe the site would be a good one for the Kane County Food Hub? **Corporate Parkways offers the efficiency and aesthetics of a tilt up concrete facility, as well as superior functionality with multiple loading docks/drive in doors and a 21' clear height. The building is part of Rothbart Realty's 2 million square foot portfolio and their in house management provides prompt service to tenant concerns. All facilities in their portfolio consist of the same quality construction and immaculate cleanliness.**

What features of the site or your community make it a good fit? **Corporate Parkway's geographic location is ideal. The Algonquin Commons lifestyle center located directly adjacent to the property, drives a significant amount of consumer traffic to the area which will offer both convenience and awareness of the Kane County Food Hub to the surrounding community. The community within five miles of Corporate Parkway has a population of roughly 146,000 residents with consumer spending totaling almost \$1.7 million annually. In addition, the traffic counts at Randall Road and Corporate Parkway total approximately 40,000 vehicles per day. All of which lead to more brand awareness amongst the community.**

10. What concerns or questions do you have about the food hub's operations as it relates to your site? **None at this time.**

11. What incentives would an owner / operator have access to if he or she operated the hub out of this site (tax credits, TIF subsidies, access to low interest loans or local grants, etc.)? **Per conversations with the village, Algonquin would be extremely supportive in looking at possible funding options and waiving of permitting fees. All parties spoken to expressed great enthusiasm at the possibility of working on a project like this.**



# High Quality Flex Construction

2640 Corporate Parkway | Algonquin, Illinois

## Highlights

- Newer, pre-cast construction
- Amenities: shopping & dining at the Algonquin Commons
- 400 AMP, 120/208 Volt, 3 phase power available
- Internet service provided by Comcast & ATT
- Private loading including depressed dock & drive-in door
- Convenient access to interstate 90 via Randall Road
- 35 minutes to O'Hare

## Pricing

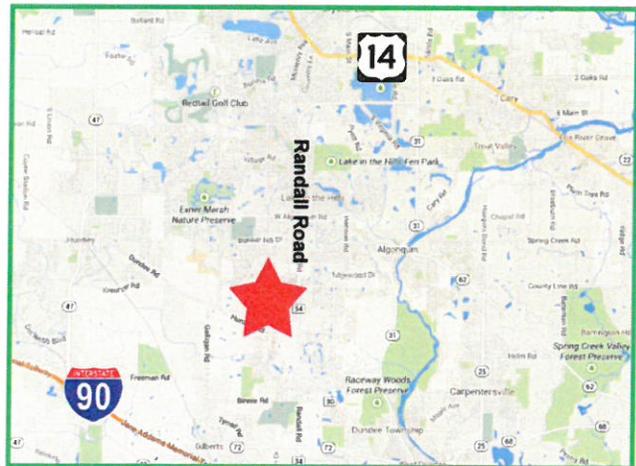
- Lease Price: **\$6.95 PSF Net**
- Taxes: **\$1.58 PSF**
- CAM: **\$0.77 PSF**

## Details

- Total Building: **40,375 SF**
- Ceiling Height: **21'**
- Parking: **80 free surface**
- Year Built: **2007**

## Available

Suite	Total	Office
2646	6,475 SF	1,500 SF
2650	6,355 SF	1,465 SF
2646 & 2650	12,830 SF	2,965 SF



For More Information, Contact:

**Rawly Lantz**

D: 630.729.7944

M: 630.810.0300 Ext. 116

rlantz@cawleychicago.com

**Matt Garland**

D: 630.729.7945

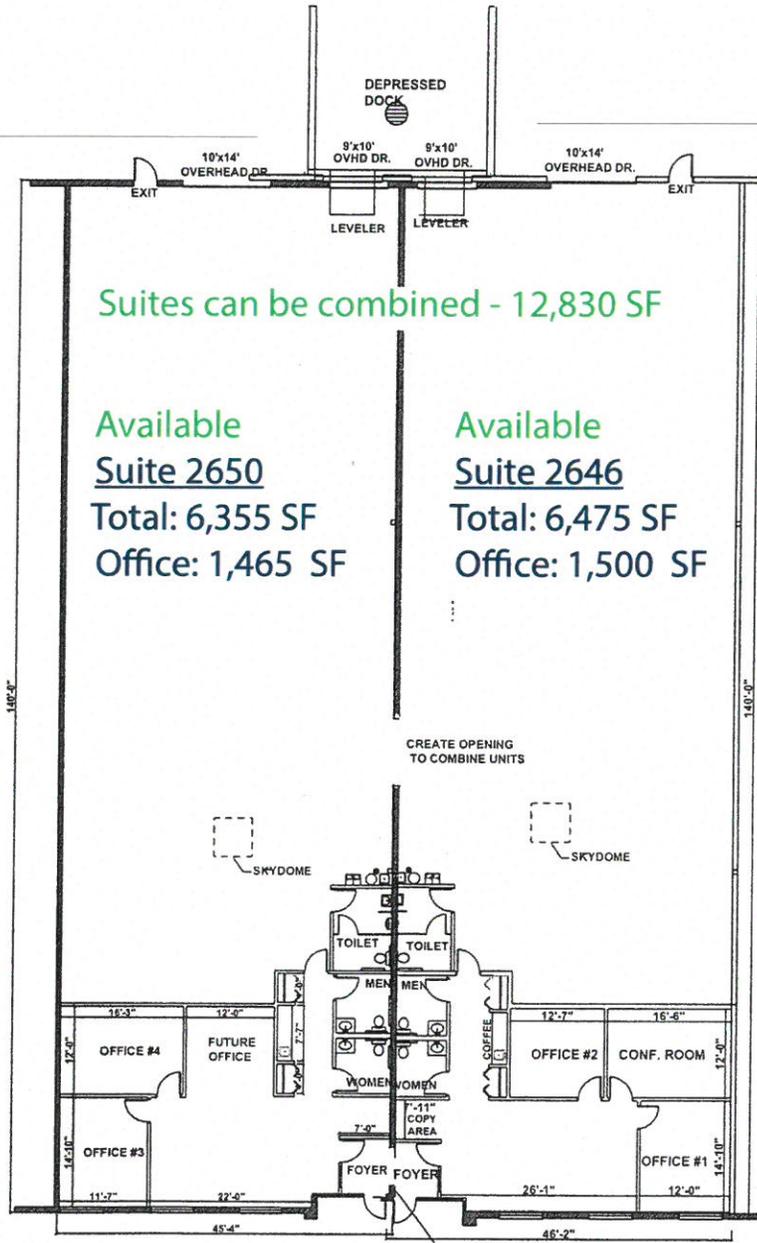
M: 630.810.0300 Ext. 144

mgarland@cawleychicago.com

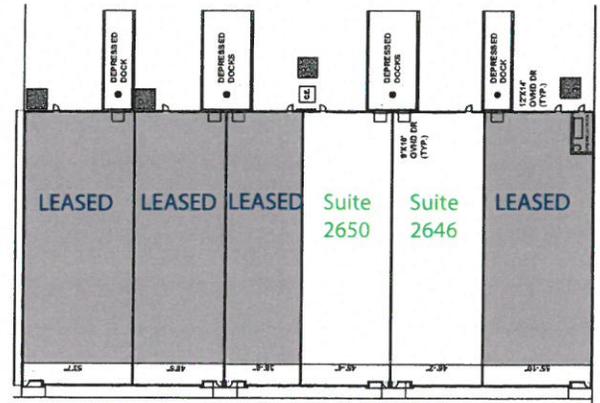
Professionally Managed & Owned by:



# Layouts



## Building Plan



For More Information, Contact:

**Rawly Lantz**

D: 630.729.7944

M: 630.810.0300 Ext. 116

rlantz@cawleychicago.com

**Matt Garland**

D: 630.729.7945

M: 630.810.0300 Ext. 144

mgarland@cawleychicago.com

Professionally Managed & Owned by:





**BUILDING AVAILABLE FOR SALE**

**375 RENNER DRIVE, ELGIN, IL**



**BUILDING SPECIFICATIONS**

<b>BUILDING SIZE:</b>	±20,000 SF
<b>LAND:</b>	1 acre
<b>OFFICE:</b>	±2,000 SF
<b>CEILING HEIGHT:</b>	14' - 18'
<b>LOADING:</b>	1 exterior dock 1 drive-in door
<b>POWER:</b>	800 amps
<b>PARKING:</b>	Ample
<b>REAL ESTATE TAXES:</b>	\$1.56 psf (2014 pd 2015)
<b>SALE PRICE:</b>	<b>\$615,000</b> (\$30.75 psf)



**FEATURES**

- Significant price reduction
- Full A/C in warehouse
- Well distributed heavy power
- Low Kane County taxes

**FOR ADDITIONAL  
INFORMATION,  
PLEASE CONTACT:**

**BRENDAN J. SHEAHAN**

Associate

bsheahan@darwinrealty.com

**NOEL S. LISTON**

Principal

nliston@darwinrealty.com

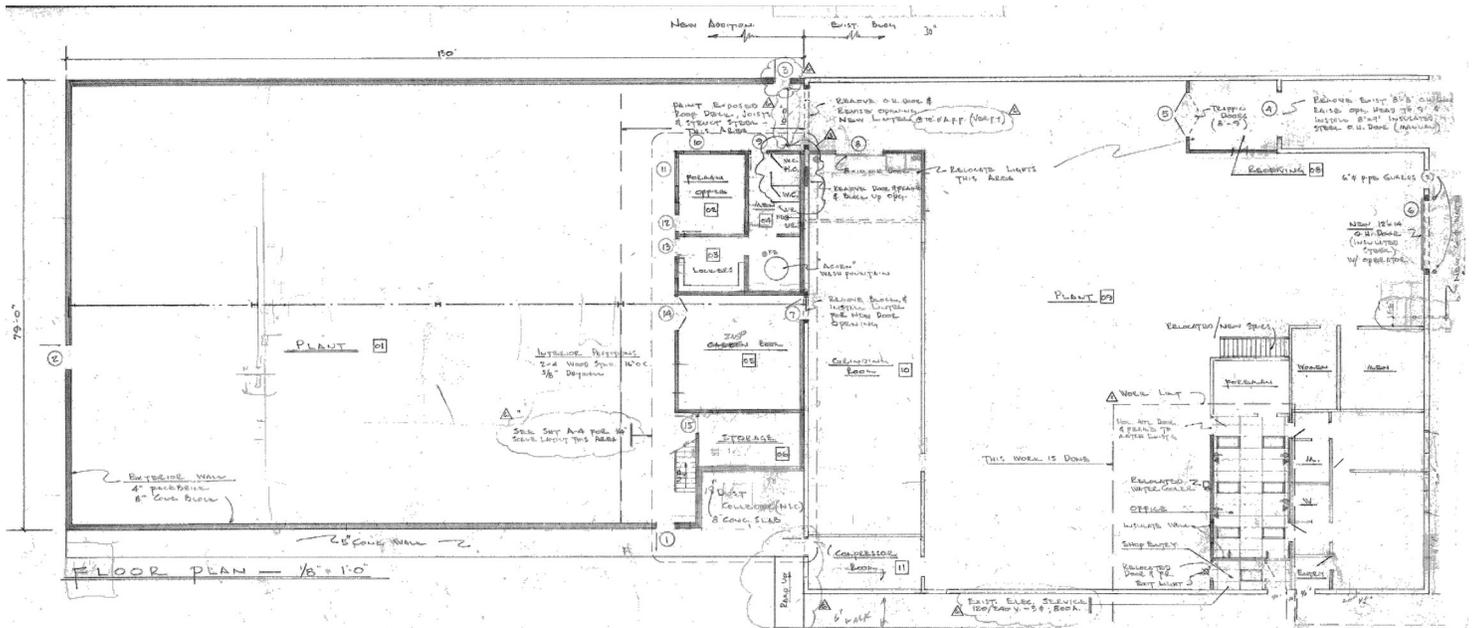


**DARWIN**  
R E A L T Y



**BUILDING AVAILABLE FOR SALE**

**375 RENNER DRIVE, ELGIN, IL**



<p><b>FOR ADDITIONAL INFORMATION, PLEASE CONTACT:</b></p>	<p><b>BRENDAN J. SHEAHAN</b> Associate bsheahan@darwinrealty.com</p>	<p><b>NOEL S. LISTON</b> Principal nliston@darwinrealty.com</p>
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970 N. Oaklawn Avenue, Suite 100 | Elmhurst, IL 60126 | Tel: 630-782-9520 | Fax: 630-782-9531 | www.darwinrealty.com

Submitted subject to error, change in status, or withdrawal without notice.



**FOUNDRY BUSINESS PARK**

**FOUNDRY BUSINESS PARK**



FOR LEASE  
630-  
355-0094





















# FOUNDRY BUSINESS PARK

**ST. CHARLES, ILLINOIS**  
**ONE LIGHT NORTH**  
**OF NORTH AVENUE,**  
**& TWO BLOCKS EAST**  
**OF RANDALL ROAD**  
**OFF OF DEAN STREET**



## MUSTANG CONSTRUCTION

1805 High Grove Lane  
Naperville, IL 60540

630-355-8094

**FOR LEASING INFO**  
**PLEASE CONTACT**

**DIANA WOLFE, BROKER**  
**630-878-8094**

**LINDA HERMOLD RIPPER,**  
**MANAGING BROKER**  
**630-878-8387**

720 N. 17th Street



- \*1,980 Sq. Ft. & Up
- \*Separate Storefront Entrances
- \*OH Door & 23' Clearance
- \*Common Dock & Staging Area

1500 Foundry Street



- \*4,333 Sq. Ft. Unit Sizes
- \*Separate Entrances & Utility Meters
- \*OH Door & 23' Clearance
- \*Common Dock & Staging Area

731 N. 17th Street



- \*Build To Suit Offices/Retail
- \*OH Door & 22' Clearance
- \*Units from 1,568 to 31,160 Sq. Ft.
- \*Separate Entrances & Utility Meters

761 N. 17th Street



- \*Units from 1,870 To 10,400 Sq. Ft.
- \*Separate Entrances & Utility Meters
- \*OH Door & 23' Clearance
- \*Common Dock & Staging Area

750 N. 17th Street



- \*15,000 Sq. Ft., 4,000 SF Mezzanine
- \*Free Standing Building
- \*7 OH Doors & 24' Clearance
- \*Ideal for Assembly, Automotive, Factory  
Showroom
- \*For Sale or For Lease

# Foundry Business Park



<b>New Construction Office And Warehouse Rental Space For Immediate Occupancy</b>	
Location:	750 N. 17 <sup>th</sup> Street, St. Charles, IL 60174
Major Intersection:	One Light North of North Avenue, and Two Blocks East of Randall Road and Dean Street
Park Development:	Development of an Eight Building Industrial Park
Occupancy:	Single User
Availability:	Now
Designed/Built, Managed, & Maintained By:	Mustang Construction, Inc., On Site Property Management
Building Size :	19,000 Square Feet (4,000 on 2 <sup>nd</sup> Floor)
Office Space:	0-25% Office
Warehouse:	Floor Drains and Wash Sinks
Entrances:	Individual Entrance with Window Line
DID:	3 Drive In Doors-12' X 14' & 4 DIDs-10' X 10'
Clear Height:	20' Ceiling Clearance with High Bay Windows
HVAC:	125,000 BTU Unit Heaters
Parking:	Extra Parking And Ground Space Available
Signage:	Façade Sign Area Available
Communication:	DSL, T-1 Line Availability, Comcast
Utilities:	Separately Metered Utility Services
Power:	800 Amps, 3 Phase, 480 Volts
Lease Rates:	\$5.50/SF-Net, for a Base Unit and Up
Taxes & Operating:	\$1.85/SF for 2013
Contact:	Linda Helmold, Property Manager

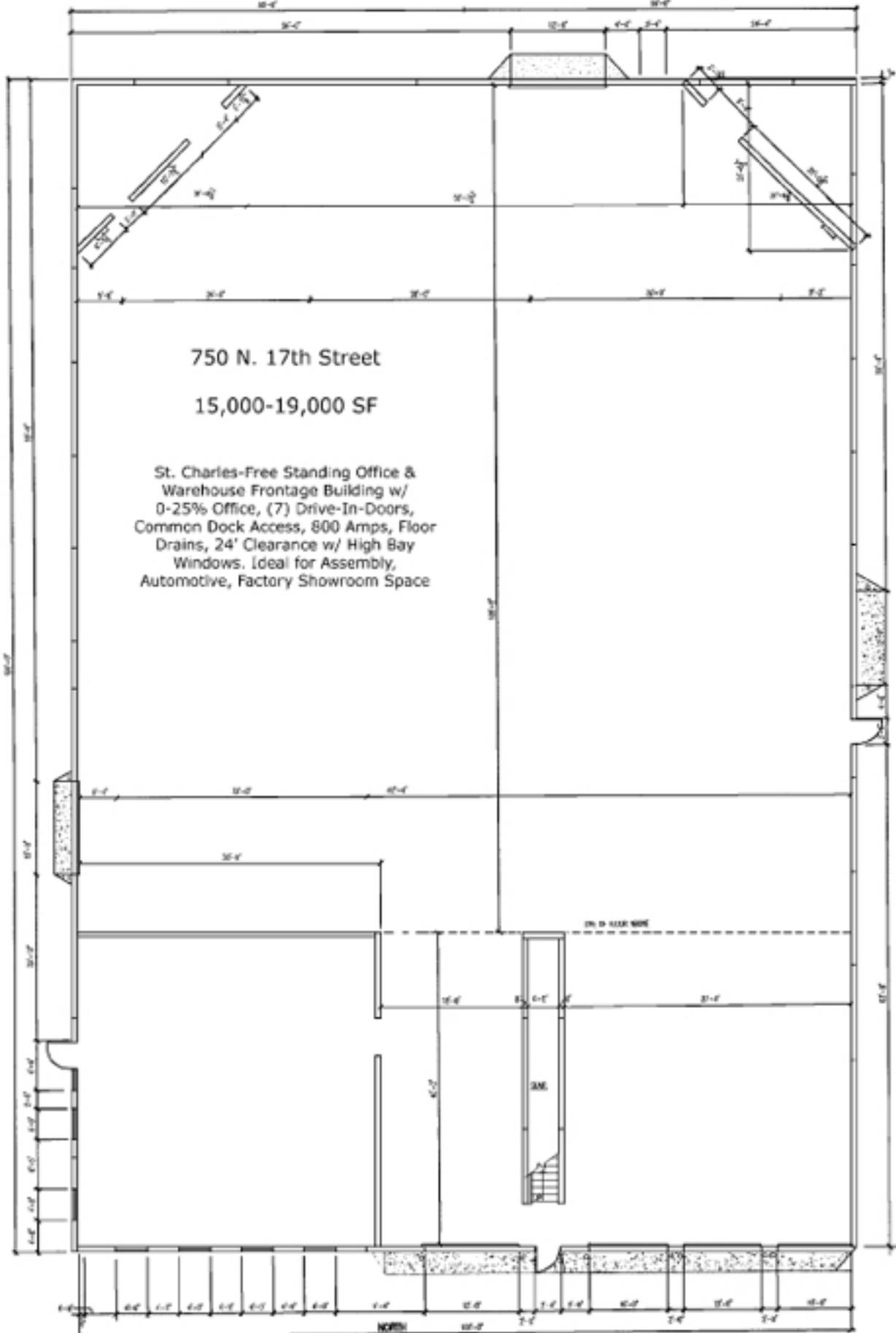
*Offered By:*

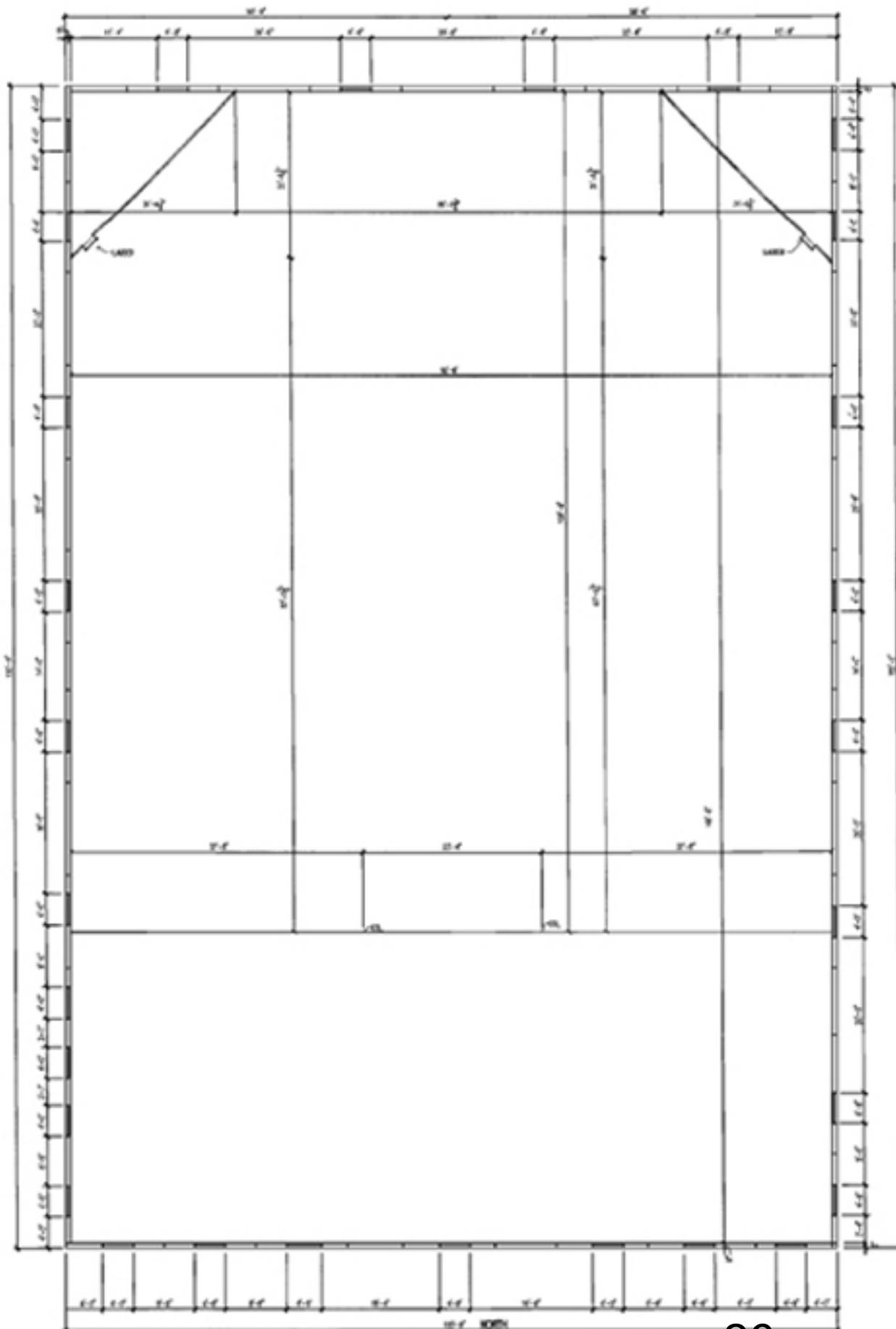
*American Small Business &  
Mustang Construction, Inc.  
1805 High Grove Lane  
Naperville, IL 60540*

*Call today for complete  
leasing information!*

*(630)355-8094  
FAX (630)305-6596*







SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"





ZONING: L-1 KANE COUNTY

ZONING: L-1 KANE COUNTY

ZONING: M-1 CITY OF ST. CHARLES

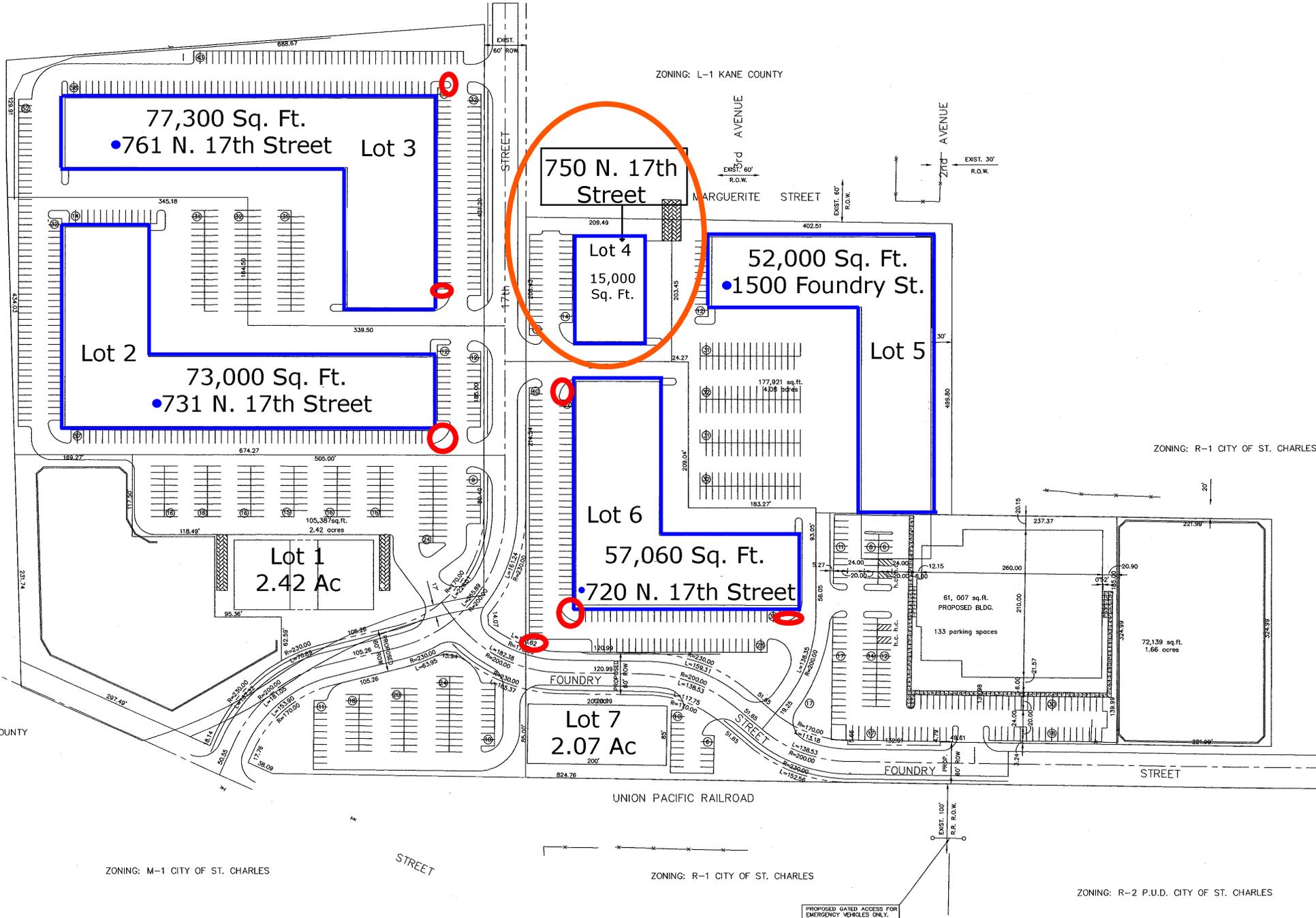
ZONING: R-1 CITY OF ST. CHARLES

ZONING: L-1 KANE COUNTY

ZONING: M-1 CITY OF ST. CHARLES

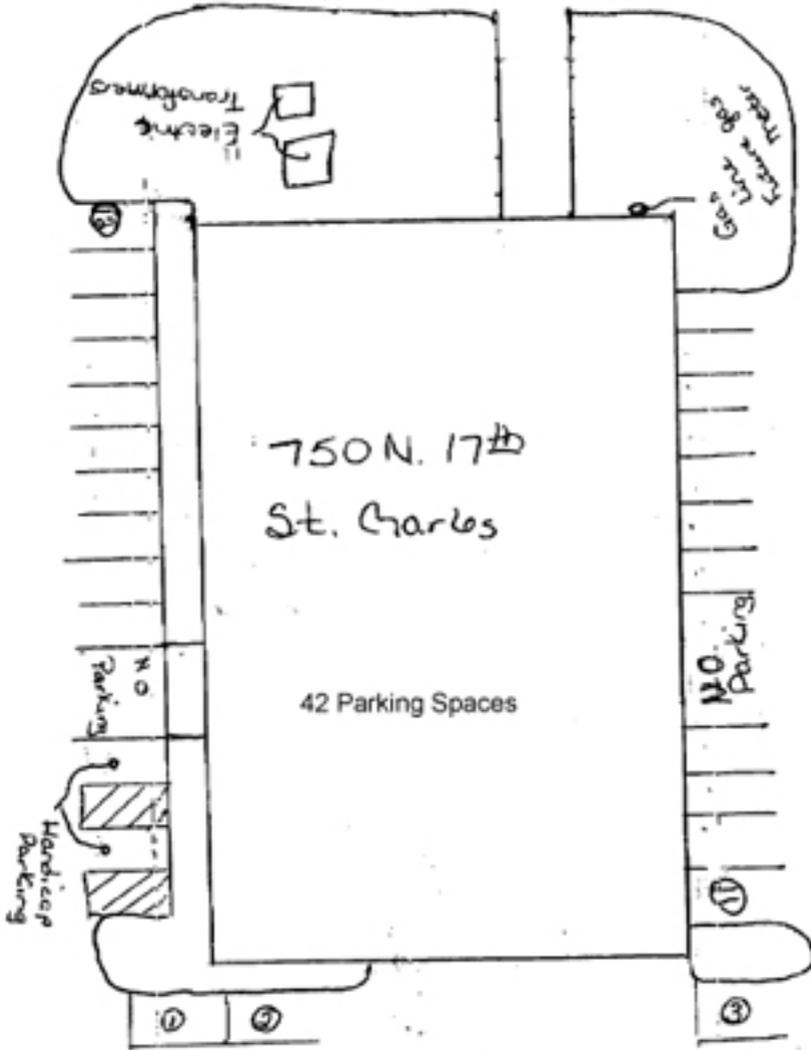
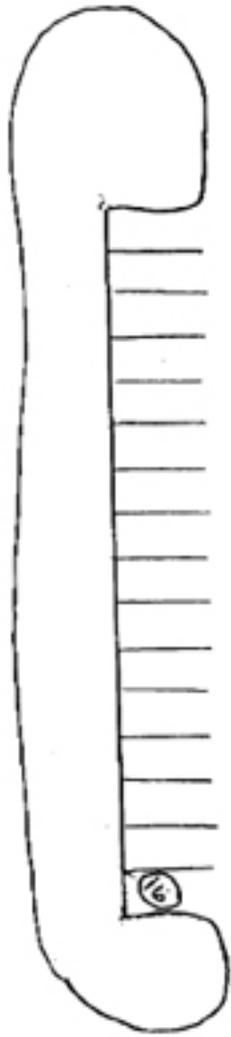
ZONING: R-1 CITY OF ST. CHARLES

ZONING: R-2 P.U.D. CITY OF ST. CHARLES



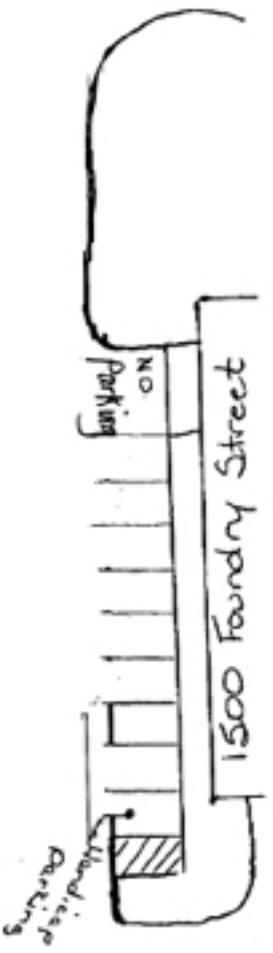
PROPOSED GATED ACCESS FOR EMERGENCY VEHICLES ONLY.

17th Street



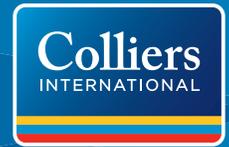
Property line

Property line



1500 Foundry Street

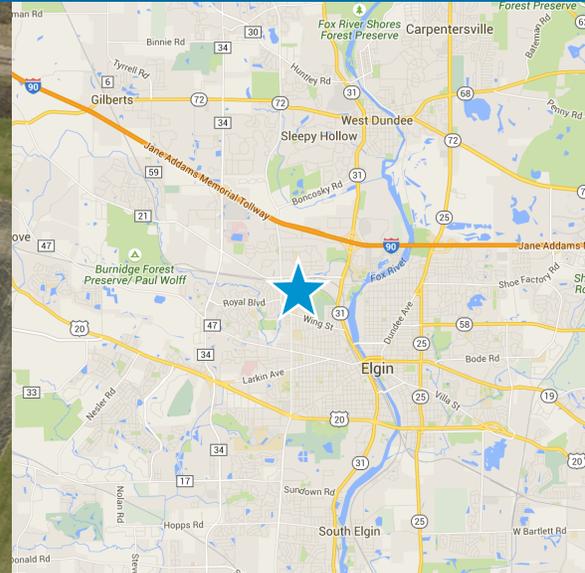
FOR SALE OR LEASE > 65,200 SF INDUSTRIAL BUILDING



# 1270 Abbott Drive

ELGIN, ILLINOIS

**SECOND PRICE REDUCTION**



## About This Property

- > Available: 51,600 SF Manufacturing facility, 13,600 SF Storage facility
- > Office: +/- 8,852 SF
- > Land: +/- 3 AC
- > Clear Height: 18' – 22'
- > Sprinkler: Wet system
- > Loading: 3 exterior docks, 2 drive-in doors
- > Parking: 74 spaces
- > Power: 7,000A /240V
- > Zoning: General Industrial
- > Construction: Masonry
- > Taxes: \$70,476 (2014)
- > Sale Price: ~~\$2,950,000~~ ~~\$2,700,000~~ **\$2,500,000**
- > Lease Rate: ~~\$4.50~~ **\$3.95 Net**
- > Fully air-conditioned manufacturing area
- > Well distributed power
- > Great infrastructure for manufacturing operation
- > Conveniently located between Randall Rd. & Rt. 31 interchanges

## Contact Us

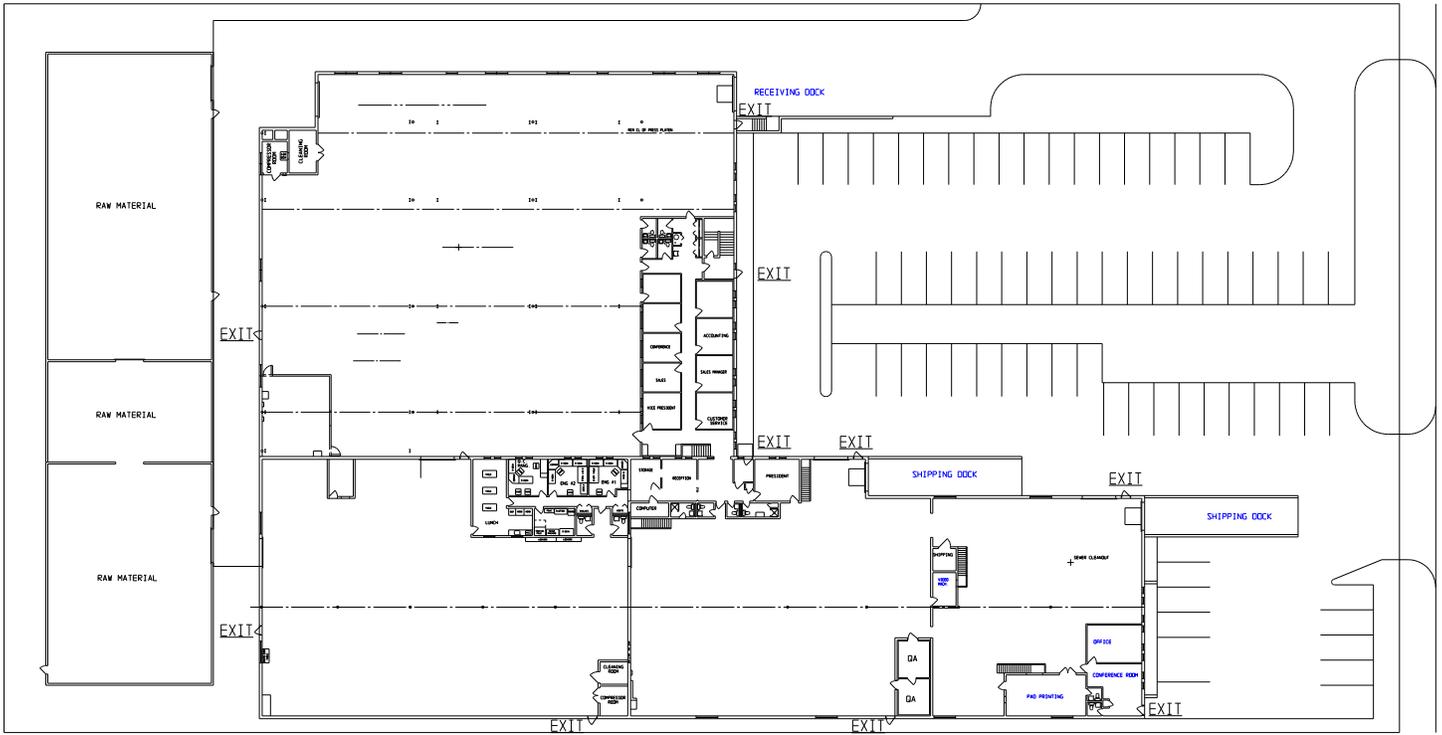
BRIAN KLING  
847 698 8223  
[brian.kling@colliers.com](mailto:brian.kling@colliers.com)

JOHN D'ORAZIO  
847 384 2823  
[john.dorazio@colliers.com](mailto:john.dorazio@colliers.com)

No warranty or representation is made to the accuracy of the foregoing information.  
Terms of sale or lease and availability are subject to change or withdrawal without notice.

COLLIERS INTERNATIONAL  
6250 N. River Road, Suite 11-100  
Rosemont, IL 60018  
[www.colliers.com](http://www.colliers.com)

# 1270 Abbott Drive > Floor Plan



BRIAN KLING  
847 698 8223  
brian.kling@colliers.com

JOHN D'ORAZIO  
847 384 2823  
john.dorazio@colliers.com



# 1270 Abbott Drive > Amenities Aerial



BRIAN KLING  
 847 698 8223  
 brian.kling@colliers.com

JOHN D'ORAZIO  
 847 384 2823  
 john.dorazio@colliers.com





**Applicant Name:** Cadence Peterson

**Mailing Address:** 43 W Galena Boulevard, Aurora, IL 60506

**Phone Number:** 331-302-0832

**Email Address:** [peteronc@investaurora.org](mailto:peteronc@investaurora.org)

**Address of Potential Site:** 740-760 S Prairie Avenue, Aurora, IL 60506

**Size of Site:** 8,000sf, 9,000sf, and 10,000sf units available with 20' ceilings

**Description of Site:** See Attachment

**Is site available for lease or acquisition:** Site is available for lease for \$3.00-\$4.25 p.s.f. Gross

**Current and past two uses of site:** The 9,000 s.f. space was most recently occupied by an electronics recycler. The other locations have been exclusively occupied as warehouse spaces.

**Why do you believe the site would be a good one for the Kane County Food Hub:**

A small multi-tenant building is a good option for the Kane County Food Hub. The rental rates for this building are lower than what you would find in similar single-tenant buildings. This building also has a good range of unit sizes, which will give Kane County flexibility to choose the space that best meets their needs after an operator is selected.

While this site is not in a central location in Kane County, it has easy access to nearby agricultural communities on roads without strict weight limits.

The site's location is ideal if the Food Hub Operator prioritizes partnering with community institutions. It is roughly a half mile from Aurora University, a liberal arts school with approximately 5,000 students. It is a six minute drive to downtown Aurora, which is home to Waubensee Community College, several nonprofit organizations, and restaurants. The site is also near Prisco's Family Market, an independent grocery store that already has implemented programs to sell more local produce.

**What concerns or questions do you have about the Food Hub's operations as it relates to your site:**

This site is located in a vibrant neighborhood with a diverse and active community. The site is a great fit if the Food Hub Operator is interested in incorporating aspects of the food hub proposal that would involve more community outreach like the local prescription program, CSA shares, and participation in the Farm to School program. If the site is primarily used as a distribution center with limited community involvement, then a more central location in Kane County near I-88 would be more appropriate.

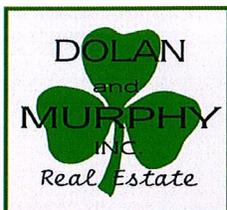
**What incentives would the owner/operator have access to if he or she operated the food hub out of this site:**

Incentives would be negotiated after more is known about the food hub's operations. Because the site is not located in a TIF District, incentives would likely be in the form of tax abatement. The City of Aurora also employs a full time grant writer who will be available to help identify grants offered outside institutions. These grants will be more likely to be available if the food hub focuses on providing access to healthy food to underserved communities.

**FOR LEASE  
INDUSTRIAL SPACE  
740-760 PRAIRIE-AURORA, IL**

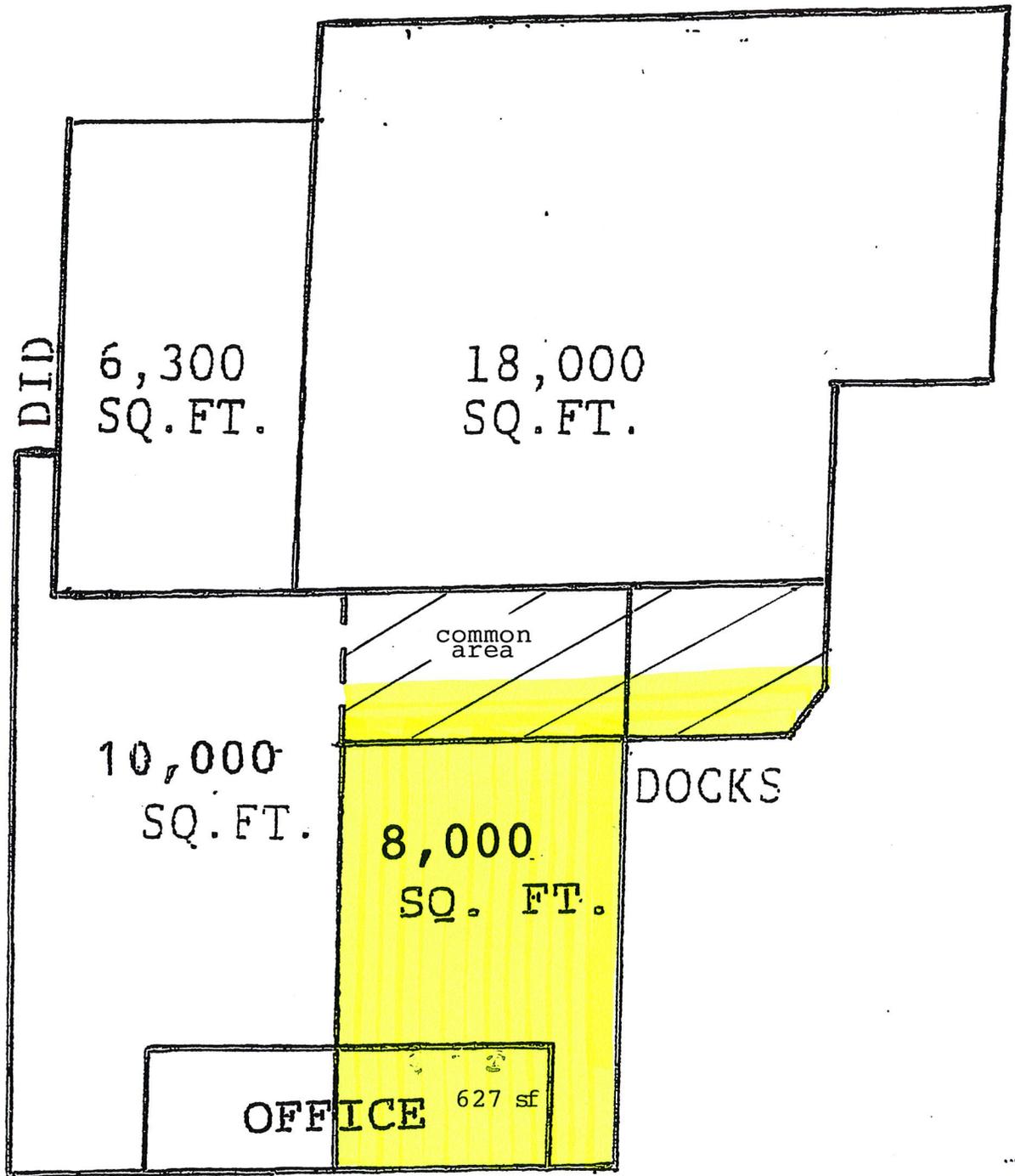


Building Size:	60,000 s.f. - (740 Prairie)	43,000 s.f. - (760 Prairie)
Available Space:	(740) 9,000 s.f.	(760) 8,000 s.f. - 10,000 s.f. - 18,000 s.f.
Site Size:	3.6 Acres	
Office Space:	NA-(740), 700 s.f. (760)	
Zoning:	M-2	
Ceiling Height:	12'-24' - (740) / 14'20' - (760)	
Parking:	To be determined	
Docks:	2 Docks (740 Prairie) 4 Docks-shared (760 Prairie)	
Power:	3 Phase, 2000 Amp	
Sprinkler:	Fully wet system	
Lease Rate:	(740) \$3.00 p.s.f. Gross (760) \$4.25 p.s.f. Gross	

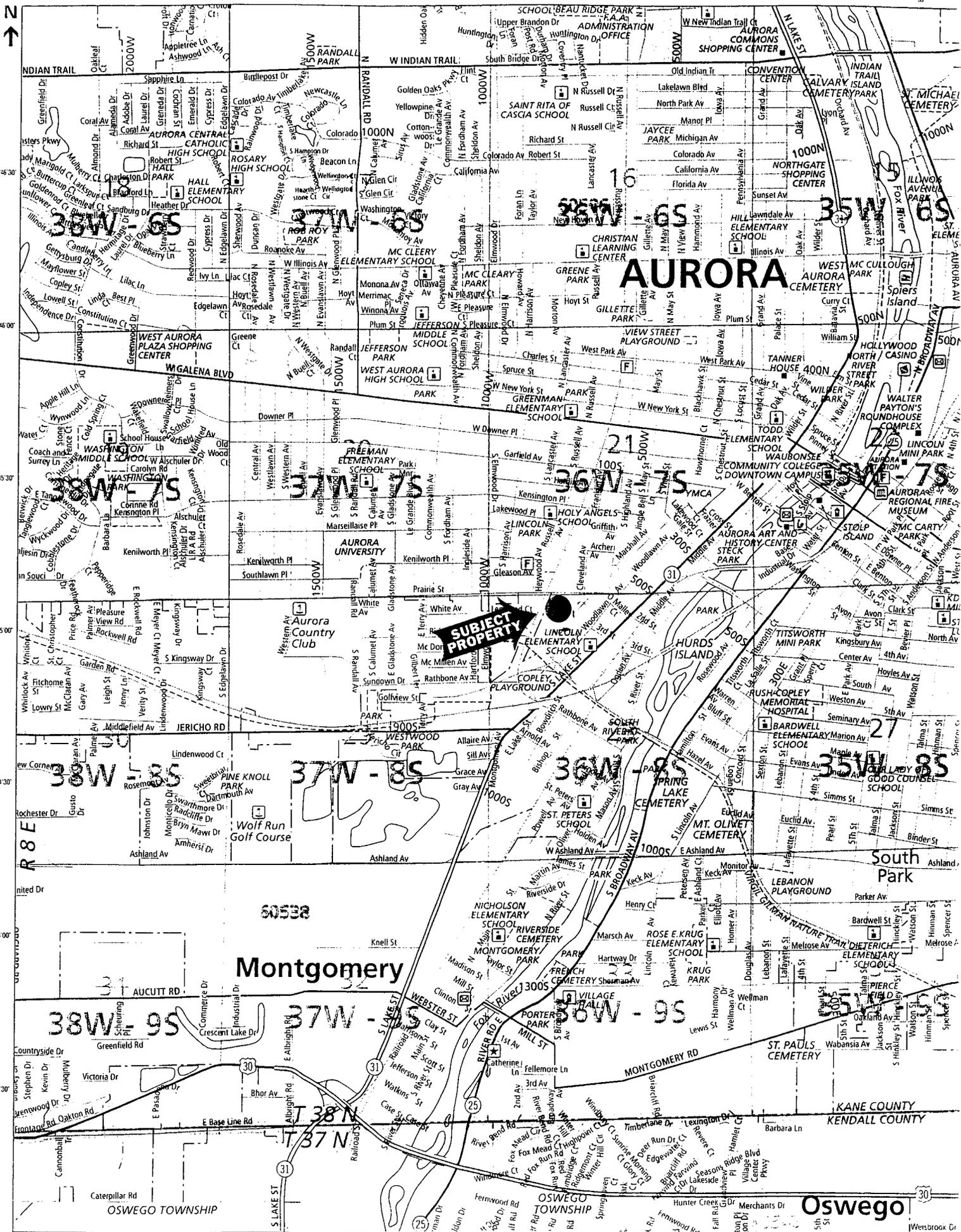


**CONTACT: Ryan J. Dolan, Ext. 104**  
**Dolan & Murphy, Inc.**  
**(630) 801-8800**  
[rjdolan@dolanmurphy.com](mailto:rjdolan@dolanmurphy.com)  
[www.dolanmurphy.com](http://www.dolanmurphy.com)

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RAIRIE STREET



JOINS PAGE 171



## Aurora's Economic Development Partnership

43 W. Galena Blvd. | Aurora, IL 60506

630-256-3160

info@investinaurora.org | www.investinaurora.org

**Applicant Name:** Cadence Peterson

**Mailing Address:** 43 W Galena Boulevard, Aurora, IL 60506

**Phone Number:** 331-302-0832

**Email Address:** [peteronc@investaurora.org](mailto:peteronc@investaurora.org)

**Address of Potential Site:** 2600 Beverly Drive, Aurora, IL 60502

**Size of Site:** 6,600 sf

**Description of Site:** See Attachment

**Is site available for lease or acquisition:** Site is available for lease for \$7.00 p.s.f. NNN.

**Current and past two uses of site:** The site is currently occupied by an office user who sells artificial Christmas trees. It was previously occupied by Fitsimmons Hospital Services and was used for storage and distribution of hospital supplies.

**Why do you believe the site would be a good one for the Kane County Food Hub:**

This site is a good fit is the Food Hub Operator prioritizes easy access major roadways and would like a minimal buildout. It is in an industrial location with good access to Interstate-88. It is equipped with two drive-in garage doors, a prep counter, a sink and washing area, and a warehouse.

**What concerns or questions do you have about the Food Hub's operations as it relates to your site:**

No concerns.

**What incentives would the owner/operator have access to if he or she operated the food hub out of this site:**

Incentives would be negotiated after more is known about the food hub's operations. Because the site is not located in a TIF District, incentives would likely be in the form of tax abatement. The City of Aurora also employs a full time grant writer who will be available to help identify grants offered outside institutions. These grants will be more likely to be available if the food hub focuses on providing access to healthy food to underserved communities.

FLEX CONDO UNIT FOR SALE OR LEASE

# 2600 BEVERLY DRIVE

SUITE 110, AURORA, ILLINOIS 60502



## PROPERTY INFORMATION

AVAILABLE  
6,600 SF

POWER  
400 Amps

BUILDING SIZE  
46,214 SF

HEATING  
Gas Forced Air

OFFICE AREA  
4,400 SF

SPRINKLERS  
Wet

CEILING HEIGHT  
22' Clear

REAL ESTATE TAXES  
\$16,514 (\$2.50 PSF - 2011)

YEAR BUILT  
2004

LEASE RATE  
\$7.00 PSF NNN for 1st Yr (3 Yr Lease Minimum)

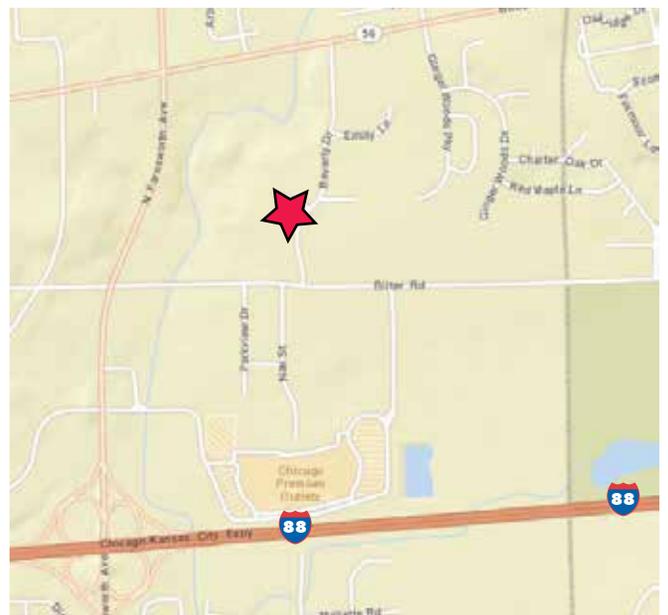
CONSTRUCTION  
Reinforced Concrete

SALE PRICE  
\$650,000 (\$98.00 PSF)

LOADING  
2 Drive-In Doors

## 6,600 SF Available

- Newer industrial condo
- Air-conditioned showroom & office area
- Close to I-88 & Farnsworth Avenue exit



## CONTACT INFORMATION

Jeff Locascio, SIOR  
847.588.5692  
jeff@industrialbroker.net

Larry Slovy  
847.588.5684  
larry.slovy@transwestern.com

 **TRANSWESTERN**<sup>®</sup>

5600 N. River Road  
Suite 150  
Rosemont, IL 60018

T 847.588.5700  
F 847.588.0034  
transwestern.com

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## Aurora's Economic Development Partnership

43 W. Galena Blvd. | Aurora, IL 60506

630-256-3160

info@investinaurora.org | www.investinaurora.org

**Applicant Name:** Cadence Peterson

**Mailing Address:** 43 W Galena Boulevard, Aurora, IL 60506

**Phone Number:** 331-302-0832

**Email Address:** [petersonc@investaurora.org](mailto:petersonc@investaurora.org)

**Address of Potential Site:** 2134 W Galena Boulevard, Aurora, IL 60506

**Size of Site:** 16,944 sf

**Description of Site:** This site is newly available and has not yet been publically listed. Invest Aurora will contact the Kane County Purchasing Department when marketing materials are available.

**Is site available for lease or acquisition:** Invest Aurora will contact the Kane County Purchasing Department when the owner has a price.

**Current and past two uses of site:** This site is currently and Aldi Grocery Store. There were no previous occupants of the site.

**Why do you believe the site would be a good one for the Kane County Food Hub:**

As a former grocery store, this site is already equipped with cold storage. This could greatly reduce the cost of setting up the food hub. The site is a close drive from major roads like Orchard Road, Route 56, and Interstate-88. This is a retail location and will be a good fit if the Food Hub Operator would like community members to purchase produce and pick up CSA shares from the site.

**What concerns or questions do you have about the Food Hub's operations as it relates to your site:**

Because this site is in a retail location, it is only appropriate if the Food Hub Operator is interested in selling produce and offering CSA pickups out of the site.

**What incentives would the owner/operator have access to if he or she operated the food hub out of this site:**

Incentives would be negotiated after more is known about the food hub's operations. Because the site is not located in a TIF District, incentives would likely be in the form of tax abatement. The City of Aurora also employs a full time grant writer who will be available to help identify grants offered outside institutions. These grants will be more likely to be available if the food hub focuses on providing access to healthy food to underserved communities.

**Properties for Sale and Lease**

**1** 2292 - 2372 Indian Trail Rd, Aurora, IL 60506



**Property Details**

Total Space Available	73,941 SF
Rental Rate Yr	Negotiable
Min. Divisible	73,941 SF
Max. Contiguous	73,941 SF
Property Type	Industrial
Property Sub-type	Refrigerated/Cold Storage
Additional Sub-types	Distribution Warehouse
Building Size	136,274 SF
Year Built	2005
Lot Size	13.82 AC
Zoning Description	B2 (S)
Status	Active

Property Notes

**Spaces**

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	73,941 SF	Negotiable				Now		

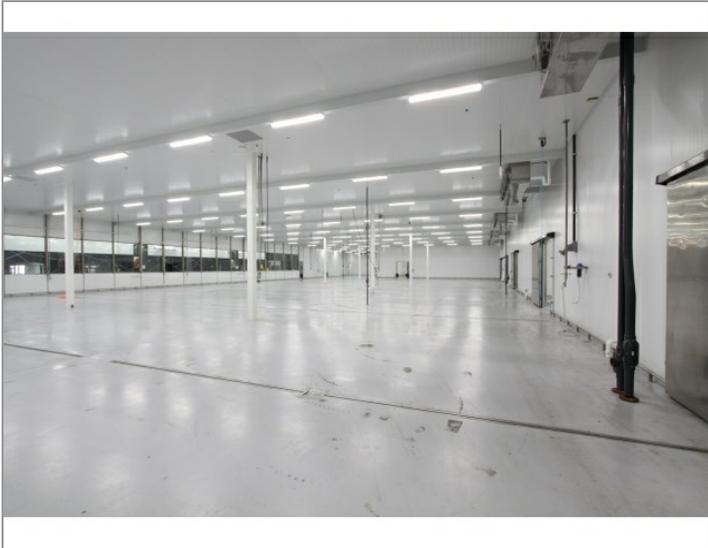
**Property Description**

A 73,941 square foot cold storage and refrigerated warehouse is available for rent. This space is part of a 136,274 square foot big box retail building developed in 2005, which also includes a 51,910 square foot former grocery store and 10,423 square foot food court, both of which are available for rent. The cold storage space was previously used as a USDA approved food processing facility and has three dedicated dock doors.

**Location Description**

Located on the western side of Aurora, this retail property is a short drive from the intersection of Orchard and I-88. This is a desirable area for a variety of businesses with many local and national retailers located nearby.

Photos





**Property Details**

Price	\$7,950,000
Gross Leasable Area	136,274 SF
Lot Size	13.82 AC
Price/SF	\$58.34 /SF
Property Type	Retail
Property Sub-type	Community Center
Additional Sub-types	Manufacturing Free Standing Bldg Refrigerated/Cold Storage
Property Use Type	Vacant/Owner-User
Occupancy	0%
Year Built	2005
Status	Active

Property Notes

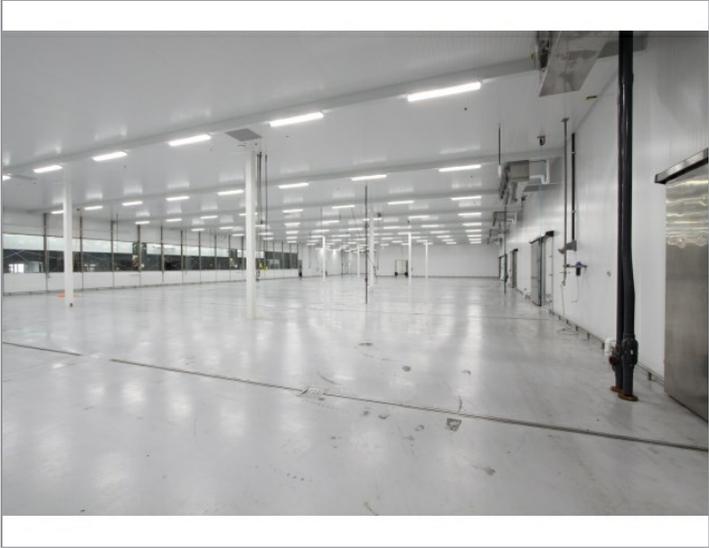
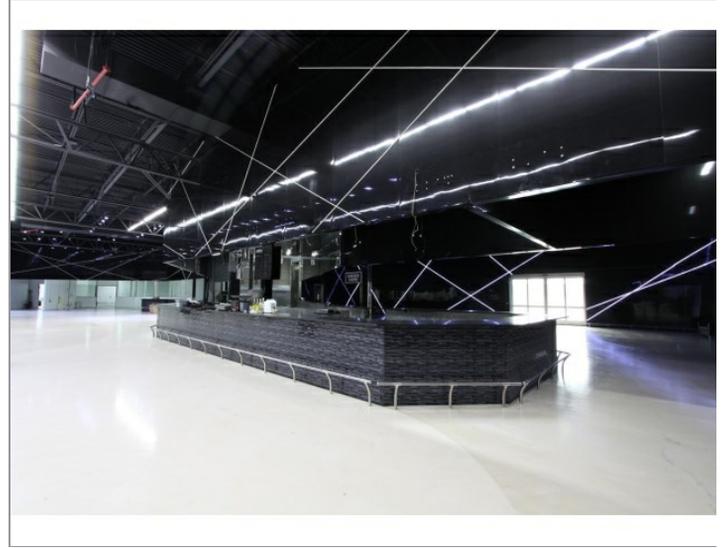
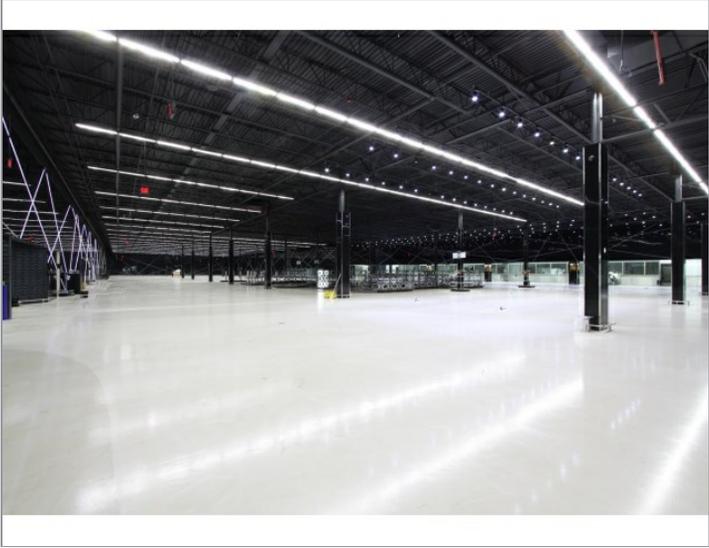
**Property Description**

This 136,274 square foot big box retail space was previously used as a high-end grocery store and USDA approved food processing space. Built in 2005, the modern store features a 51,910 square foot store and 10,423 square foot food court/restaurant. The 73,941 square foot manufacturing space may potentially be part of a sale-leaseback. The property also includes a fenced outdoor garden center, ample customer parking and is passed by more than 31,000 cars daily. The facility could potentially be used as retail, self-storage or for automotive sales.

**Location Description**

Located on the western side of Aurora, this retail property is a short drive from the intersection of Orchard and I-88. This is a desirable area for a variety of businesses with a number of local and national retailers located nearby.

Photos



Presented by:

Jennifer MacPhail and Judy Cox

Results Realty 2000 W. Main St. Unit G St. Charles IL 60174

Phone: 630-544-4855 Email: [Jmacphail78@gmail.com](mailto:Jmacphail78@gmail.com)

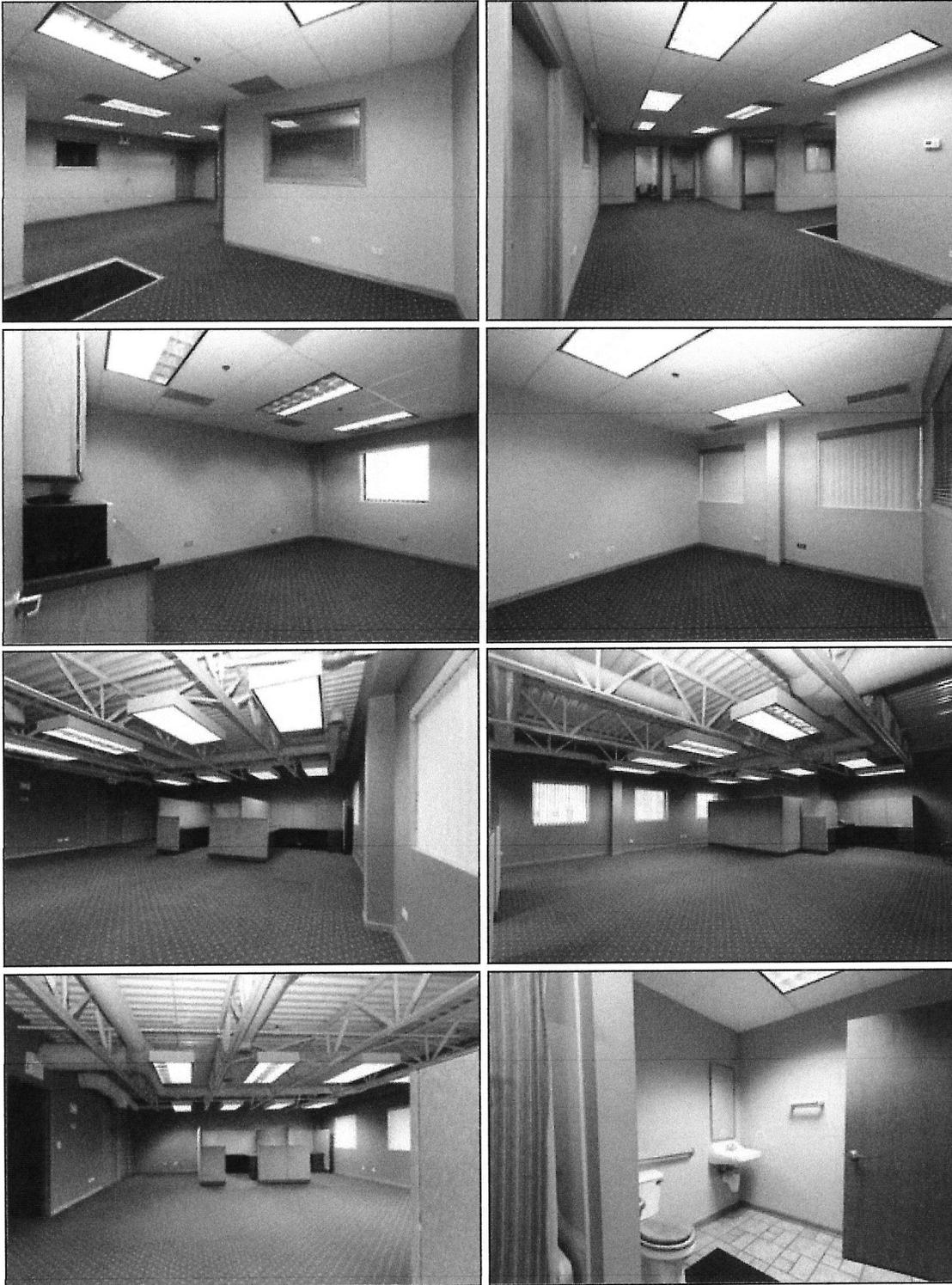
Potential Site:

11926 Oak Creek Pkwy, Huntley, Illinois 60142

Total Bldg SF: 8020

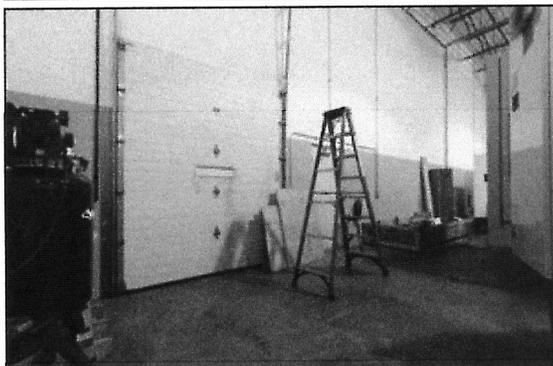
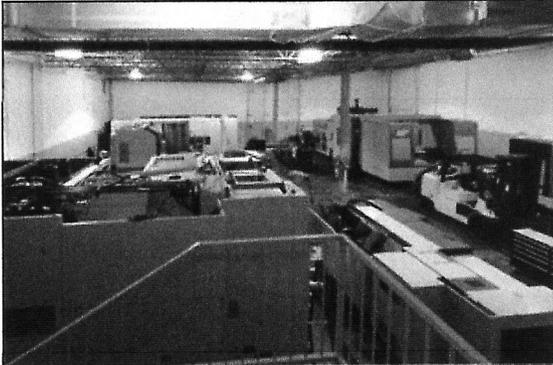
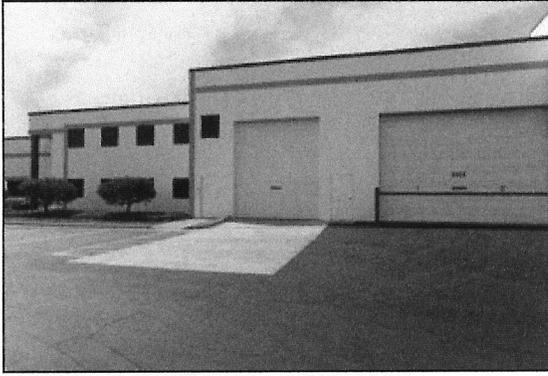
This building is conveniently located near 90/Rt. 47 interchange.





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Presented by:

Jennifer MacPhail and Judy Cox

Results Realty 2000 W. Main St. Unit G St. Charles IL 60174

Phone: 630-544-4855 Email: [Jmacphail78@gmail.com](mailto:Jmacphail78@gmail.com)

Potential Site:

11 Duffy Ln. Sugar Grove Il 60554

Total Bldg SF: 12,000

2 Drive-in-doors, 1 Dock

14-18' ceiling height

800 Amps, Sprinklered & Security Camera

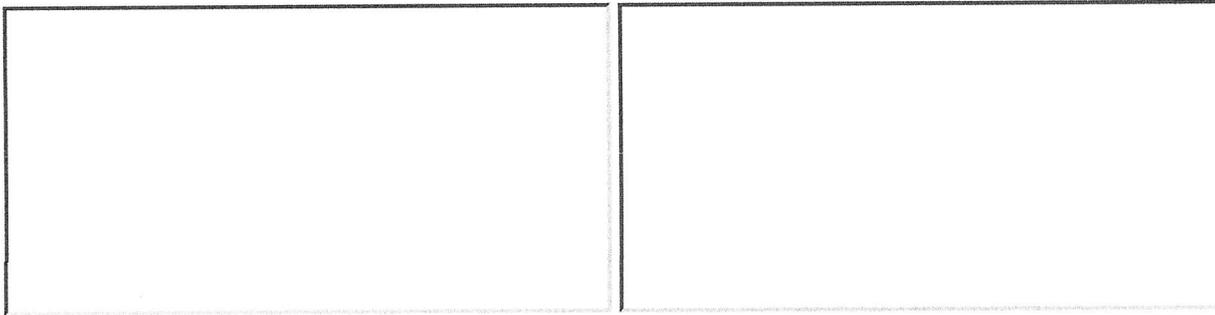
Freezer & Refrigerator in warehouse

2 Gas hung units in warehouse

10 concrete floor and 12 concrete walls

Clear span with new LED lights

Off Rt. 47 and Rt. 30



**Dolan & Murphy Inc**

**J.D. Dolan - (630) 801-8800 Ext. 107**

Industrial Property For Sale

## 11 Duffy Ln. Sugar Grove-INDUSTRIAL PROPERTY

11 Duffy Ln., Sugar Grove, IL 60554



Price:	\$900,000
Building Size:	12,000 <i>SF</i>
Price/SF:	\$75
Property Type:	Industrial
Property Sub-type:	Distribution Warehouse
Property Use Type:	Vacant/Owner-User
Clear Ceiling Height:	14 ft.
Lot Size:	1.03 <i>AC</i>
Listing ID	19850492
Last Updated	27 days ago

[Find Out More...](#)

Presented by:

Jennifer MacPhail and Judy Cox

Results Realty 2000 W. Main St. Unit G St. Charles IL 60174

Phone: 630-544-4855 Email: [Jmacphail78@gmail.com](mailto:Jmacphail78@gmail.com)

Potential Site:

1930 Dean St., St. Charles Illinois 60174

Total Bldg SF: 16,000



**Industrial**  
 Status: **ACTV**  
 Area: **174**  
 Address: **1930 Dean St , St. Charles, Illinois 60174**  
 Directions: **Randall north to Dean, east to 3rd drive, buil**  
 List. Mkt Time: **315**  
 Closed:  
 Off Mkt:  
 Township: **St. Charles**  
 Coordinates: **N:3 W:36**  
 Year Built: **1999**  
 Zone Type: **Industrial**  
 Act Zoning: **M-1**  
 Subtype: **Manufacturing / Warehousing**  
 Tot Bldg SF: **16000**  
 Office SF: **2000**  
 Land SF: **77191**  
 Lot Dim: **300X235**

MLS #: **09193263**  
 List Date: **04/13/2016**  
 List Dt Rec: **04/13/2016**  
 Rented Price:

List Price: **\$995,000**  
 Orig List Price: **\$995,000**  
 Sold Price:

Lease SF/Y: **\$7**  
 Mthly. Rnt. Price: **\$9,333**  
 CTGF:  
 Blt Before 78: **No**  
 County: **Kane**  
 Multiple PINs: **No**  
 Min Rentable SF: **16000**  
 Max Rentable SF: **16,000**  
 Lease Type: **Modified Gross**  
 Com Area Maint SF/Y: **\$0.34**  
 Est. Tax per SF/Y: **\$1.61**  
 User:

Remarks: **Driessen-built 16,000 sf masonry industrial bldg with 2 recessed shipping and receiving docks, 1 overhead door, 2000 sf +/- offices, Wet sprinkler system, 16-18 ft. ceilings. Property is in West Dean Center Condo Assoc. and has 20.51% ownership/share of CAM. CAM includes insurance, snow, asphalt maintenance and landscaping (\$.34 psf in 2015).**

Approximate Age: **7-15 Years**  
 Type Ownership: **General Partnership**  
 Frontage/Access:  
 Current Use: **Commercial**  
 Potential Use:  
 Known Encumbrances:  
 Client Needs:  
 Client Will:  
 Geographic Locale: **Far West**  
 Location: **Commercial Business Park**  
 # Drive in Doors: **1**  
 Door Dimensions: **10 X 12**  
 Freight Elevators:  
 Min Ceiling Height: **16'0**  
 Max Ceiling Height: **16'0**  
 Clear Span:

Bay Size:  
 # Trailer Docks: **2**  
 Construction: **Brick, Concrete Block**  
 Exterior: **Brick**  
 Foundation: **Concrete**  
 Roof Structure: **Flat**  
 Roof Coverings: **Membrane**  
 Docks/Delivery: **Exterior**  
 Misc. Outside:  
 # Parking Spaces: **12**  
 Indoor Parking:  
 Outdoor Parking:  
 Total # Units:  
 Total # Tenants:  
 Extra Storage Space:  
 Misc. Inside:  
 Floor Finish:

Air Cond: **Office Only**  
 Electricity: **101-200 Amps**  
 Heat/Ventilation: **Gas**  
 Fire Protection: **Sprinklers-Wet**  
 Water Drainage:  
 Utilities To Site:  
 Tenant Pays: **Air Conditioning, Electric, Heat, Janitorial, Scavenger, Water/Sewer, Other**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Backup Info:  
 Sale Terms:  
 Possession:

**Financial Information**

Monthly Rental Income: **\$0**  
 Annual Net Oper Income: **\$0**  
 Real Estate Taxes: **\$25,824**  
 Tax Year: **2014**

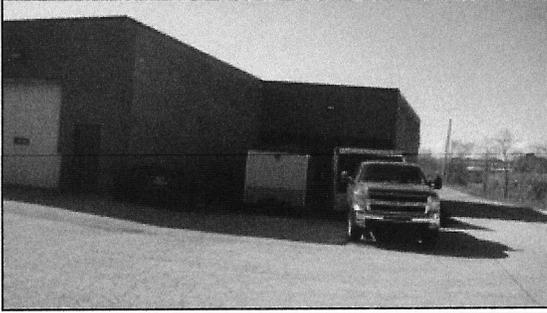
Total Monthly Income:  
 Net Oper Income Year:  
 Total Annual Expenses: **\$25,824**  
 Expense Source:

Total Annual Income: **\$0**  
 Cap Rate:  
 Expense Year: **2015**  
 Loss Factor:

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MLS #: 09193263

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Jennifer MacPhail and Judy Cox

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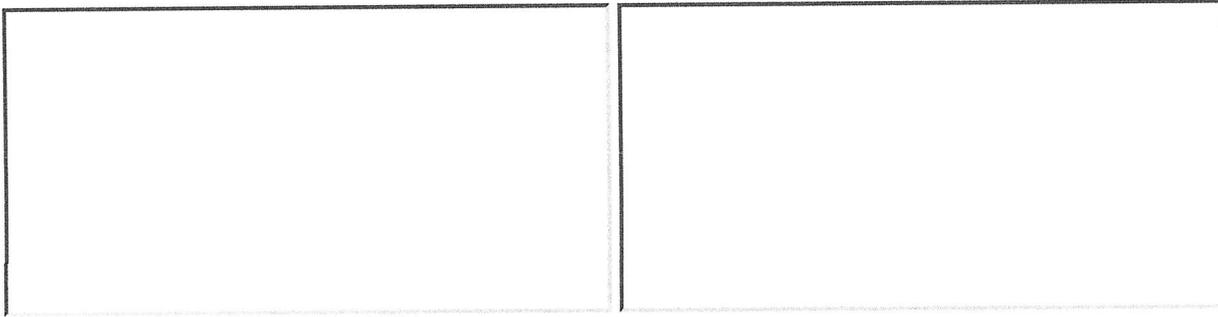
Phone: 630-544-4855 Email: [Jmacphail78@gmail.com](mailto:Jmacphail78@gmail.com)

Potential Site:

1730 Wallace #A St. Charles Illinois 60174

Total Bldg SF: 8,850

8,850 sq. ft. condo, 3,000 +/- sq. ft. office, 11+ car parking, 1 dock, 2 -12'x14' drive-in doors, 20' clear, sprinklered, 1,400 +/- sq. ft. showroom, above average office finish, triple basin drains, corner exposure.



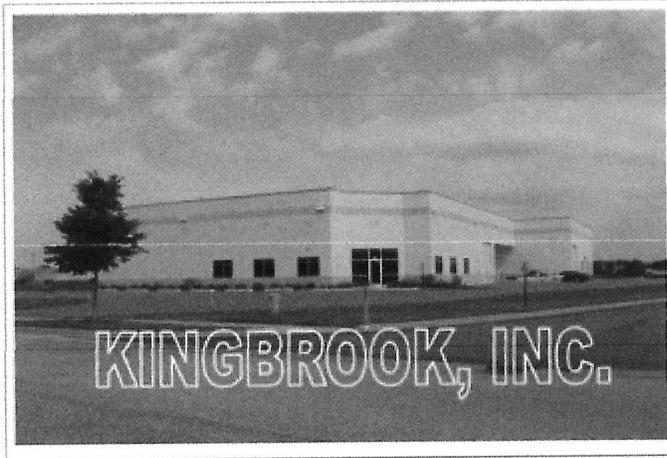
**Kingbrook, Inc.**

**Kari Mueller** — (630) 916-4700 Ext: 234

Industrial Property For Sale

## 1730 Wallace #A

1730 Wallace #A, Saint Charles, IL 60174



Price: \$678,000  
Unit Size: 8,850 SF  
Property Type: Industrial  
Property Sub-type: Industrial Condo  
Additional Sub-  
types: Flex Space  
Property Use Type: Vacant/Owner-User  
Year Built: 2002  
Clear Ceiling Height: 20 ft.  
Dock-High 1  
Doors/Loading:  
Drive In/Grade-Level 2  
Doors:  
Listing ID 19216255  
Last Updated 2 days ago

Find Out More...

1 Unit Available

Unit 1

Price: **\$678,000**

Unit Size: **8,850 SF**

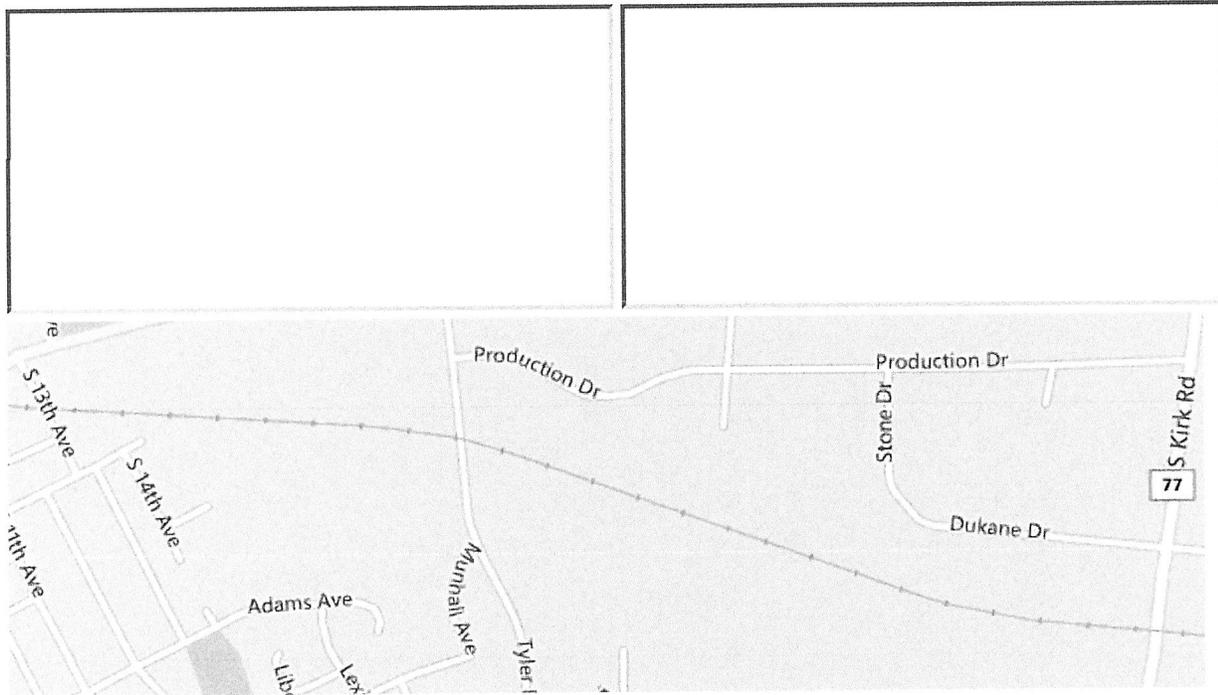
Price/SF: \$76.61

## Description

8,850 sq. ft. condo, 3,000 +/- sq. ft. office, 11+ car parking, 1 dock, 2 -12'x14' drive-in doors, 20' clear, sprinklered, 1,400 +/- sq. ft. showroom, above average office finish, triple basin drains, corner exposure.

St. Charles

## Map of 1730 Wallace #A, Saint Charles, IL 60174 (Kane County)



Created 4/29/2015

Presented by:

Jennifer MacPhail and Judy Cox

Results Realty 2000 W. Main St. Unit G St. Charles IL 60174

Phone: 630-544-4855 Email: [Jmacphail78@gmail.com](mailto:Jmacphail78@gmail.com)

Potential Site:

705 E North St., Elburn Illinois 60119

Total Bldg SF: 20,000



**Industrial**

MLS #: **09247631** Status: **ACTV** CTGF:  
 Rent Price: Lease Type: List Price: **\$989,900**  
 Rented Price: Contract: Sold Price:  
 Est. CAM/SF: Est. Tax/SF: Closed Date:  
 Listing Market Time: **262**

**Property Location**

Address: **705 E North St**  
 City: **Elburn** Zip: **60119** Area #: **119**  
 Subdivision:  
 Corporate Limits:  
 County: **Kane** Township: **BLACKBERRY** Yr. Built: **1989**  
 Parcel ID#: **1105252002** Multiple PIN: **No**  
 Coordinates:  
 Directions: **Route 38 West to route 47 South to E North Street East to Address**

**Property Description**

Approximate Age: <b>16-25 Years</b>	Information: <b>Listing Agent Must Accompany</b>
Air Conditioning: <b>Central Air, Office Only</b>	Known Encumbrances:
Backup Package:	Location: <b>Industrial Area/Campus, Industrial Park</b>
Client Needs:	Misc. Inside:
Client Will:	Misc. Outside:
Construction:	Type Ownership:
Current Use: <b>Commercial</b>	Indoor Parking:
Water Drainage:	Outdoor Parking:
Docks: <b>Depressed, Exterior</b>	Possession:
Electrical Svcs: <b>Circuit Breakers, Over 600 Amps, 240V Power, 480V Power, 3 Phase, Buss Duct/s</b>	Potential Use: <b>Commercial, Industrial/Mfg, Single Room Occupancy</b>
Building Exterior:	Roof Coverings:
Floor Finish:	Roof Structure:
Foundation:	Tenant Pays: <b>Varies by Tenant</b>
Fire Protection: <b>Alarm Monitored, Fire Extinguisher/s, Smoke or Fire Protectors, Sprinklers-Wet</b>	Terms:
Frontage Acc:	Utilities To Site:
Heat/Ventilation: <b>Gas</b>	Geographic Locale: <b>Far West</b>
Remarks: <b>For sale. 20,000 sf manufacturing/warehouse. Subdivided into two 10,000 sf units (easily converted back to 20k sf contiguous. Long term lease on 10k sf provides great cash flow for owner user. Easy access to I-88 and I-90 via Route 47. 1750 sf office, 25' bays, 14' clear, 2 docks, 2 DID. Wet sprinkler, fire alarm and fire detection. Newer T12 lighting, 30 + parking spaces. 600 amp 240 volt 3 phase, buss duct.</b>	

**Income/Expense Information**

Total Annual Income:	Adjusted Net Income:
Total Annual Expenses: <b>\$5,000</b>	Gross Annual Sales:
Net Operating Income:	

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