

# Executive Summary

OFFICE BUILDING FOR SALE 1873 ARMOUR ROAD, BOURBONNAIS, IL



## OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	13,600 SF
Lot Size:	1.5 Acres
Price / SF:	\$110.29
Year Built:	1990
Zoning:	C-2 (General Commercial)

## PROPERTY OVERVIEW

Impressive 8,700 square foot office building on 2 floors with 4,900 square foot warehouse. Office space boasts multiple private offices and conference rooms with large open space for cubicles or bullpen style arrangements. Reception area invites to the office area that features a kitchenette and ADA restrooms on both floors. The warehouse has 20' ceilings with radiant heating, restroom, break-room and kitchenette. 2 (10'x10') and 1 (14'x14') overhead door provide access to the warehouse with 600 Amp, 240 Volt 3 Phase power. Building sits on 133'x326' lot with additional lot included of 100'x200' for additional parking, storage or expansion. A perpetual easement shall be retained by owner in Southeast corner of property to include the billboard sign.

## LOCATION OVERVIEW

Ideally located 13,600 square foot office/warehouse just off Route 50 and across from CSL Behring in Bourbonnais, IL. The leading metro for employment, output and earnings growth in the United States, Kankakee County is ideally situated 45 miles south of Downtown Chicago along the I-57 Corridor. Ready access to interstate, rail, all utilities, fiber and workforce means our diversified business community - including Fortune and Global 500 companies - is able to thrive. Transformative change is underway along the Route 50 Commercial Corridor, as global bioscience firm CSL Behring embarks on a 10-year, 1.8 million SF expansion of its production site. Major initiatives include the initial phases of Northfield Square Mall redevelopment and Route 50 master planning.



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# Additional Photos

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# Retailer Map

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# Aerial Photo

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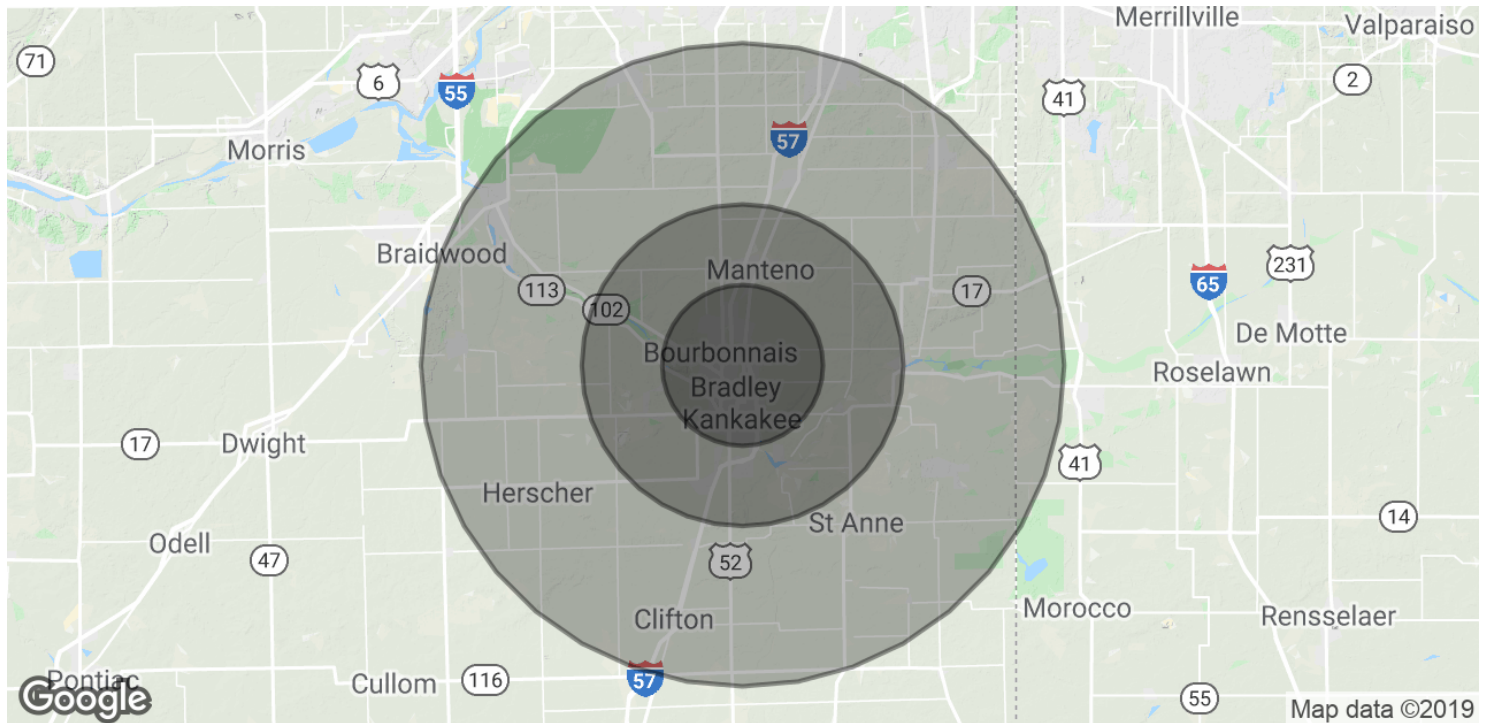


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# Demographics Map & Report

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<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>20 MILES</b>
Total Population	72,740	111,355	171,009
Median age	33.2	35.6	37.0
Median age (Male)	31.2	34.0	35.4
Median age (Female)	34.8	37.0	38.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>20 MILES</b>
Total households	26,381	40,725	62,503
# of persons per HH	2.8	2.7	2.7
Average HH income	\$55,470	\$61,396	\$66,121
Average house value	\$157,612	\$177,195	\$203,632

\* Demographic data derived from 2010 US Census



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