

AVAILABLE FOR SALE / LEASE  
**525 WEST CROSSROADS PARKWAY**  
 BOLINGBROOK, IL 60440

**MEAT PROCESSING FACILITY FEATURING PRODUCTION, COOKING, SMOKING AND FREEZER SPACE**

**BUILDING SPECIFICATIONS:**

<b>BUILDING SIZE:</b>	81,406 SF
<b>PRODUCTION SIZE:</b>	51,630 SF 100% temperature controlled
<b>FREEZER SIZE:</b>	6,515 SF
<b>COOKING AREA:</b>	2,057 SF
<b>SHIPPING AREA:</b>	3,489 SF
<b>TOOL SHOP:</b>	3,128 SF
<b>OFFICE/EMPLOYEE SUPPORT:</b>	13,553 SF
<b>TOTAL LAND AREA:</b>	4.3 Acres
<b>CLEAR HEIGHT:</b>	22'
<b>LOADING:</b>	8 exterior docks / 1 drive-in door
<b>POWER:</b>	4000 Amps / 480 Volts
<b>PARKING:</b>	97 car parking
<b>SALE PRICE:</b>	\$18,315,000 (\$225 PSF)
<b>LEASE RATE:</b>	\$17.00 PSF Net
<b>REAL ESTATE TAXES:</b>	\$128,932 - \$1.60 PSF (2019)
<b>COMMENTS:</b>	<ul style="list-style-type: none"> <li>› F.E.S. screw compressors (7)</li> <li>› EVAPCO condenser towers</li> <li>› Defined RTE area</li> </ul>



**AVAILABLE EQUIPMENT (COMPLETE LIST AVAILABLE UPON REQUEST)**

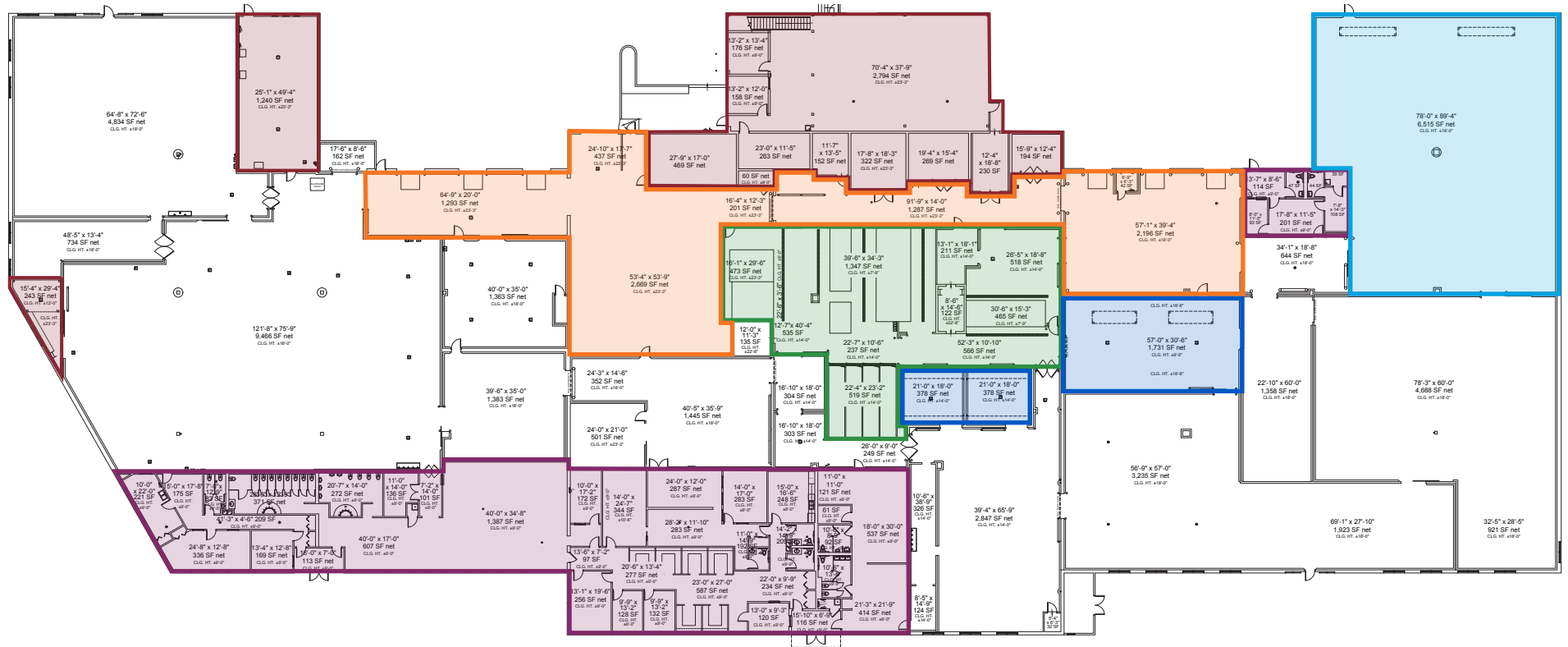
- Flow through batch oven (liquid smoke) (4)
- Flow through batch oven (liquid & natural smoke) (4)
- Batch oven (steam & gas fired) (3)
- Smoke generator (4)
- 16 smoke houses of various capacity
- 14 bucket scale
- Aerofreeze spiral freezer (8,000+/hour capacity)
- Blast chiller rooms (3)
- Vacuum pumps (2)

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- Freezer Area - 6,515 SF
- Shipping Area - 3,489 SF (8 docks / 1 DID)
- Cooking Area - 2,057 SF
- Blast Chiller - 2,487 SF
- Office / Employee Support - 13,553 SF
- Maintenance / Mechanical - 3,128 SF
- Production - 51,630 SF (100% Temp Controlled)

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