

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<br>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> |

**VIRTUAL TOUR**   **CLICK TO PLAY DRONE VIDEO**



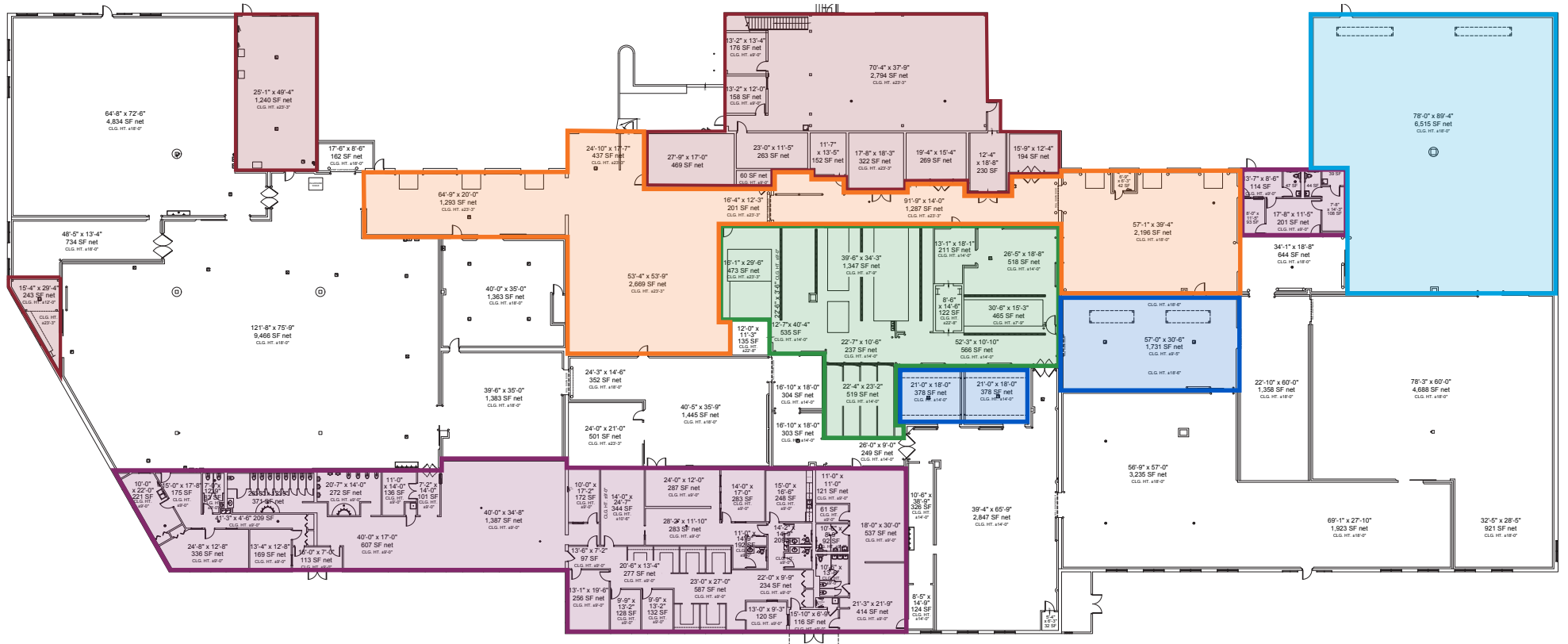
**AVAILABLE EQUIPMENT (COMPLETE LIST AVAILABLE UPON REQUEST)**

- 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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 BOLINGBROOK, IL 60440



- 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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