

**EXISTING FULLY-RACKED RAIL-SERVED
TEMPERATURE-CONTROL / COOLER &
BUILD-TO-SUIT FREEZER / FOOD PRODUCTION**
587,228 Square Feet and Expandable
Manteno, Illinois - For Lease



1125 SYCAMORE ROAD, MANTENO, ILLINOIS

- Existing Building: 587,228 Square Feet (SF)
 - 70° Area (lower temp capable): 381,509 SF
 - 40° Area (lower temp capable): 192,505 SF
 - 41' Ceiling
- 84 Dock Doors (Expandable)
- Fully-Racked 82,000+ Positions
- Rail-Served
- Heavy Trailer & Auto Parking
- Expandable to 1,231,040 SF
 - Expansion can be Frozen, Food Production, and/or Ambient
 - 50' Ceiling Capable

Scott Delphey, Founder | Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490 | E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

R. Kelly Disser III, Executive Vice President

NAI Hiffman | Industrial Services

One Oakbrook Terrace, Ste 400 | Oakbrook, IL

D: 630.317.0721 | M: 317.432.4813

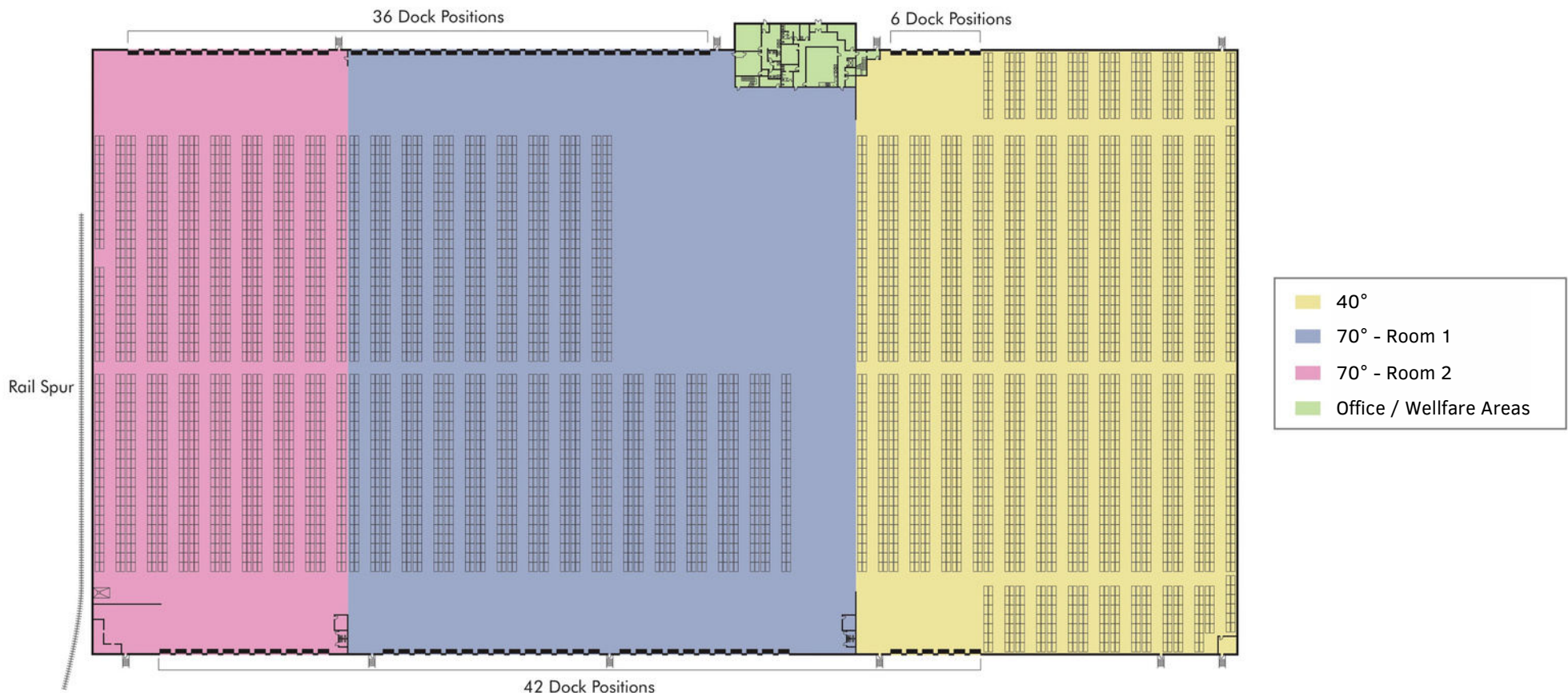
E: kdisser@hiffman.com

**EXISTING FULLY-RACKED RAIL-SERVED
TEMPERATURE-CONTROL / COOLER &
BUILD-TO-SUIT FREEZER / FOOD PRODUCTION**
587,228 Square Feet and Expandable
Manteno, Illinois - For Lease



SQUARE FOOTAGE

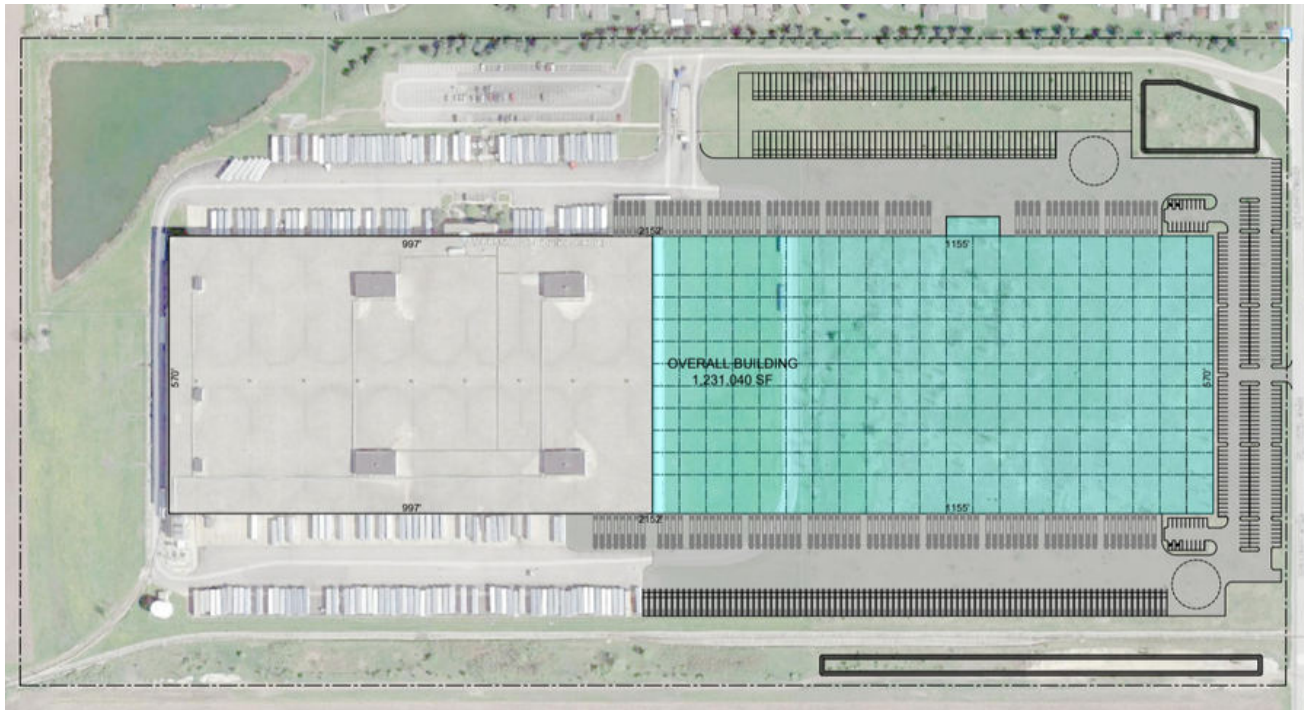
- Existing Building: 587,228 SF
- 70° Area (lower temp capable): 381,509 SF
- 40° Area (lower temp capable): 192,505 SF
- Two-Story Office: 13,214 SF
- Expansion building area: 643,812 SF
 - Frozen storage, food production, and/or ambient storage capable
 - Example schematics on following pages



**EXISTING FULLY-RACKED RAIL-SERVED
TEMPERATURE-CONTROL / COOLER &
BUILD-TO-SUIT FREEZER / FOOD PRODUCTION**
587,228 Square Feet and Expandable
Manteno, Illinois - For Lease



BUILDING EXPANSION POTENTIAL ~ OPTION 1



Scott Delphey, Founder | Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490 | E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

**R. Kelly Disser III, Executive Vice President
NAI Hiffman | Industrial Services**

One Oakbrook Terrace, Ste 400 | Oakbrook, IL

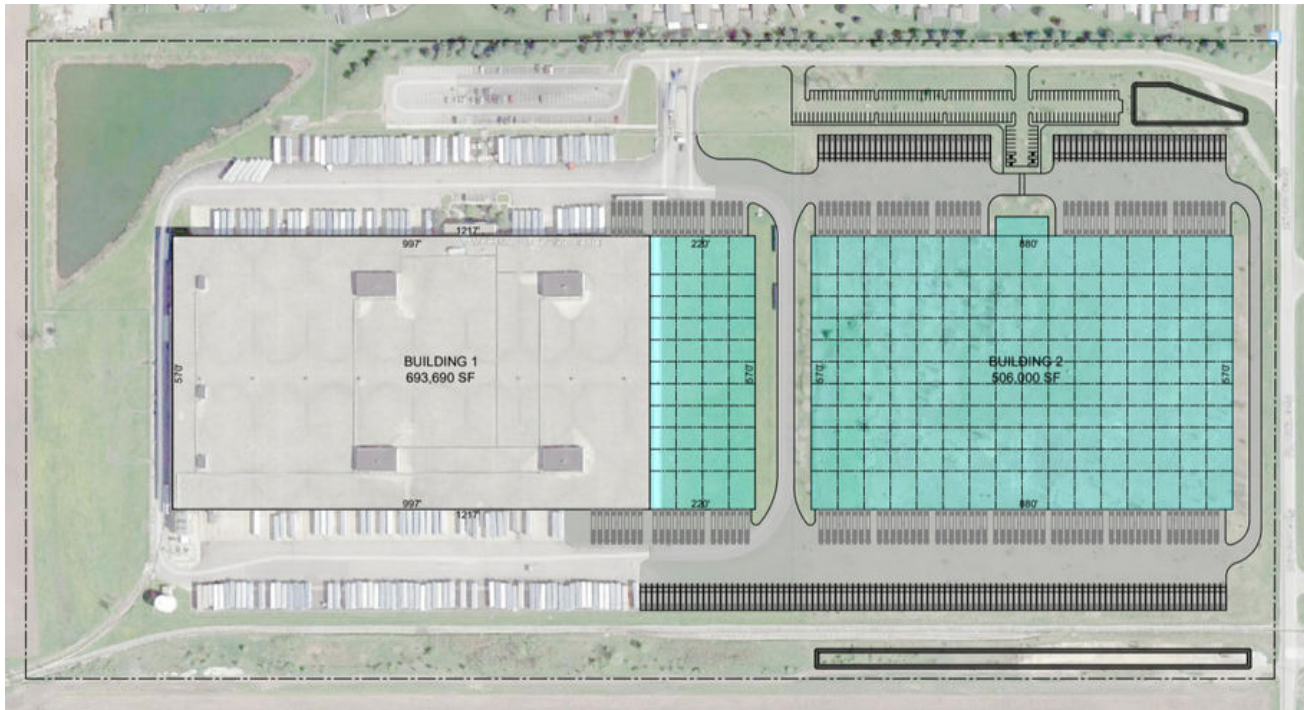
D: 630.317.0721 | M: 317.432.4813

E: kdisser@hiffman.com

**EXISTING FULLY-RACKED RAIL-SERVED
TEMPERATURE-CONTROL / COOLER &
BUILD-TO-SUIT FREEZER / FOOD PRODUCTION**
587,228 Square Feet and Expandable
Manteno, Illinois - For Lease



BUILDING EXPANSION POTENTIAL ~ OPTION 2



Scott Delphey, Founder | Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490 | E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

R. Kelly Disser III, Executive Vice President

NAI Hiffman | Industrial Services

One Oakbrook Terrace, Ste 400 | Oakbrook, IL

D: 630.317.0721 | M: 317.432.4813

E: kdisser@hiffman.com

**EXISTING FULLY-RACKED RAIL-SERVED
TEMPERATURE-CONTROL / COOLER &
BUILD-TO-SUIT FREEZER / FOOD PRODUCTION**
587,228 Square Feet and Expandable
Manteno, Illinois - For Lease



Scott Delphey, Founder | Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490 | E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

R. Kelly Disser III, Executive Vice President

NAI Hiffman | Industrial Services

One Oakbrook Terrace, Ste 400 | Oakbrook, IL

D: 630.317.0721 | M: 317.432.4813

E: kdisser@hiffman.com

**EXISTING FULLY-RACKED RAIL-SERVED
TEMPERATURE-CONTROL / COOLER &
BUILD-TO-SUIT FREEZER / FOOD PRODUCTION**
587,228 Square Feet and Expandable
Manteno, Illinois - For Lease



CONSTRUCTION

- Concrete-tilt
- Cross-dock configuration; +/- 570' by +/- 997'
- Interior insulated metal panel wall with over-deck roof insulation
- ESFR sprinkler. Diesel pump with electric backup
- 7"+ concrete floors
- LED lighting to be installed
- 84 dock doors; more possible. Vertical hydraulic dock levelers
- Concrete truck court and dolly pads. Asphalt thoroughfares
- Ammonia refrigeration
- 1999 construction
- 79.63 acres



Scott Delphey, Founder | Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490 | E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

R. Kelly Disser III, Executive Vice President

NAI Hiffman | Industrial Services

One Oakbrook Terrace, Ste 400 | Oakbrook, IL

D: 630.317.0721 | M: 317.432.4813

E: kdisser@hiffman.com

**EXISTING FULLY-RACKED RAIL-SERVED
TEMPERATURE-CONTROL / COOLER &
BUILD-TO-SUIT FREEZER / FOOD PRODUCTION**
587,228 Square Feet and Expandable
Manteno, Illinois - For Lease



Scott Delphey, Founder | Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490 | E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

R. Kelly Disser III, Executive Vice President

NAI Hiffman | Industrial Services

One Oakbrook Terrace, Ste 400 | Oakbrook, IL

D: 630.317.0721 | M: 317.432.4813

E: kdisser@hiffman.com

**EXISTING FULLY-RACKED RAIL-SERVED
TEMPERATURE-CONTROL / COOLER &
BUILD-TO-SUIT FREEZER / FOOD PRODUCTION**
587,228 Square Feet and Expandable
Manteno, Illinois - For Lease



RACKING

- +/- 90% racked; 80,000+ positions
- Double-deep, with a combination of six and seven-high
- Structural steel
- No in-rack sprinklers
- 10' aisles

OTHER

- Rail spur in-place; Canadian National
- 500+ non-union labor force in-place most recently



Scott Delphey, Founder | Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490 | E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

R. Kelly Disser III, Executive Vice President

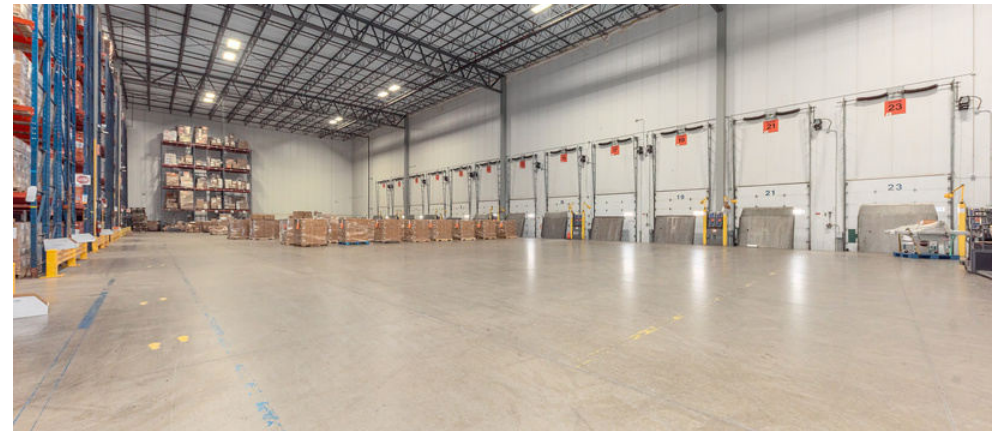
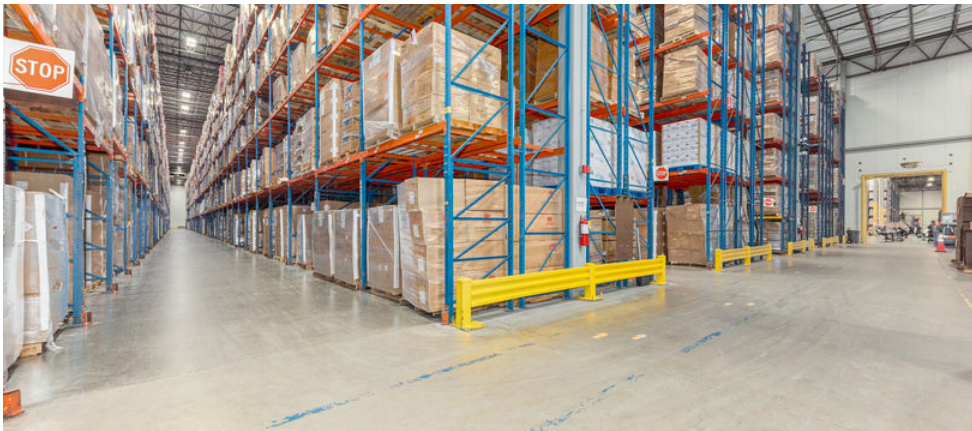
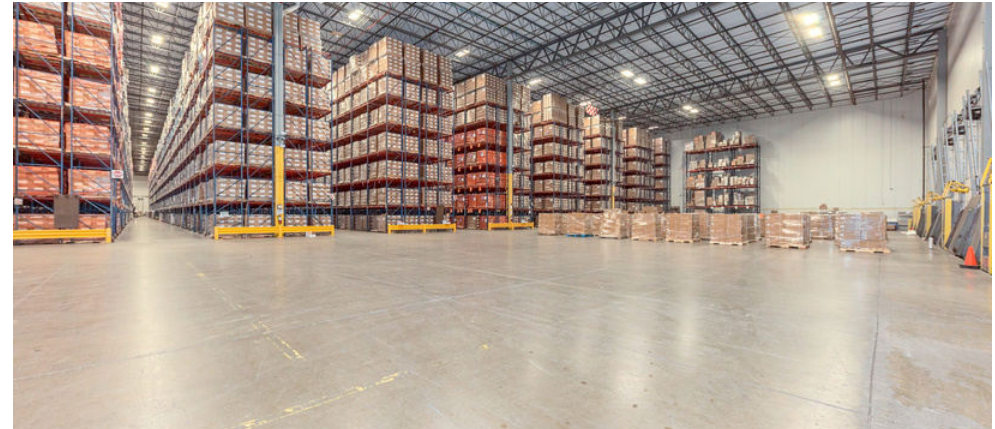
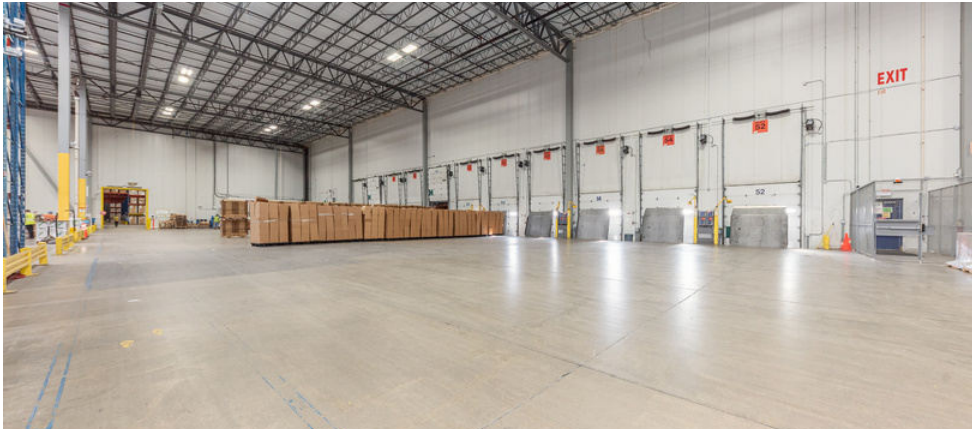
NAI Hiffman | Industrial Services

One Oakbrook Terrace, Ste 400 | Oakbrook, IL

D: 630.317.0721 | M: 317.432.4813

E: kdisser@hiffman.com

**EXISTING FULLY-RACKED RAIL-SERVED
TEMPERATURE-CONTROL / COOLER &
BUILD-TO-SUIT FREEZER / FOOD PRODUCTION**
587,228 Square Feet and Expandable
Manteno, Illinois - For Lease



Scott Delphey, Founder | Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490 | E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

R. Kelly Disser III, Executive Vice President

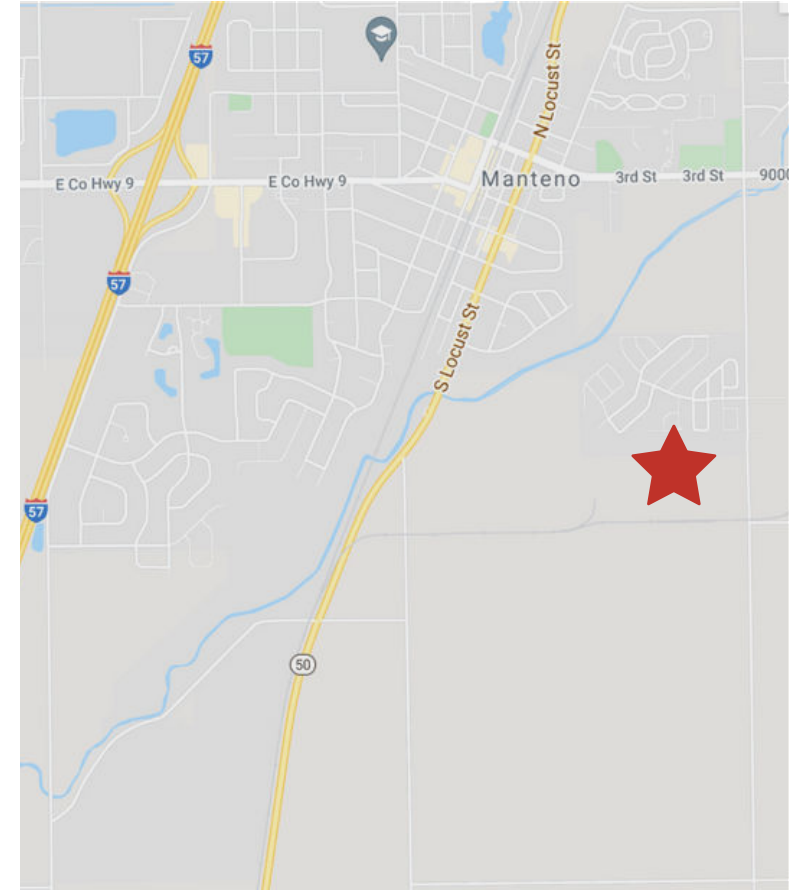
NAI Hiffman | Industrial Services

One Oakbrook Terrace, Ste 400 | Oakbrook, IL

D: 630.317.0721 | M: 317.432.4813

E: kdisser@hiffman.com

**EXISTING FULLY-RACKED RAIL-SERVED
TEMPERATURE-CONTROL / COOLER &
BUILD-TO-SUIT FREEZER / FOOD PRODUCTION**
587,228 Square Feet and Expandable
Manteno, Illinois - For Lease



Scott Delphey, Founder | Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490 | E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

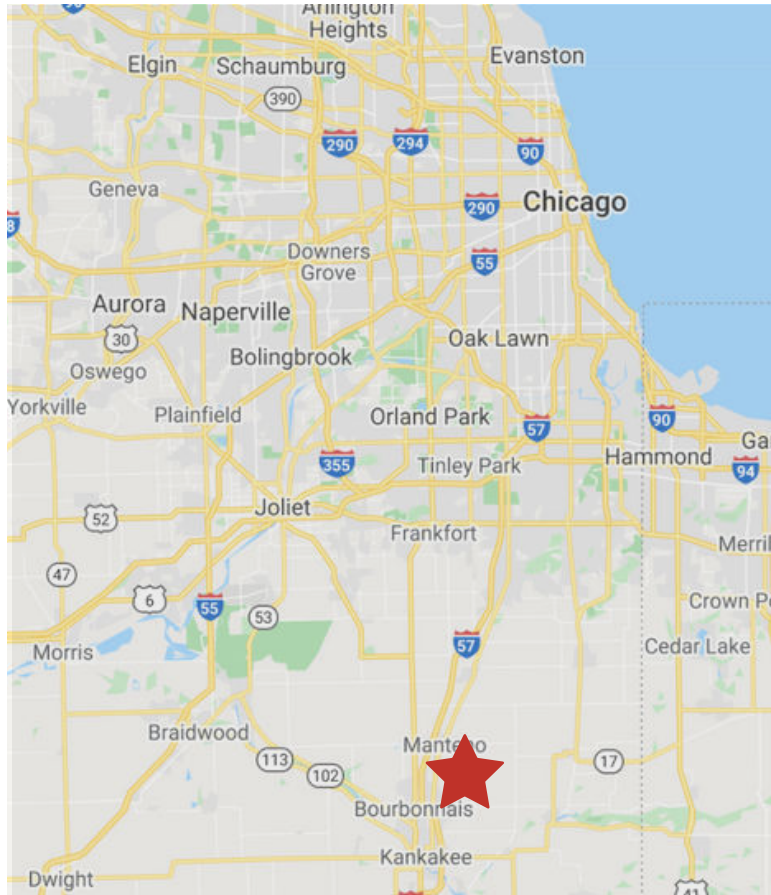
Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

**R. Kelly Disser III, Executive Vice President
NAI Hiffman | Industrial Services**

One Oakbrook Terrace, Ste 400 | Oakbrook, IL
D: 630.317.0721 | M: 317.432.4813
E: kdisser@hiffman.com

**EXISTING FULLY-RACKED RAIL-SERVED
TEMPERATURE-CONTROL / COOLER &
BUILD-TO-SUIT FREEZER / FOOD PRODUCTION**
587,228 Square Feet and Expandable
Manteno, Illinois - For Lease



Scott Delphey, Founder | Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490 | E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

R. Kelly Disser III, Executive Vice President

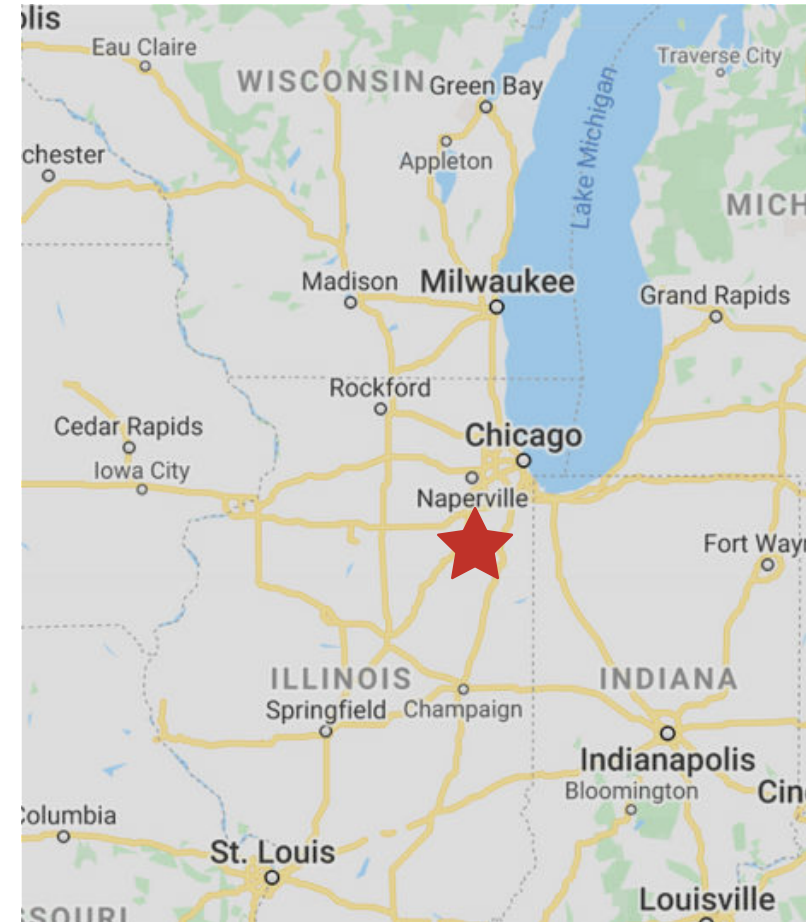
NAI Hiffman | Industrial Services

One Oakbrook Terrace, Ste 400 | Oakbrook, IL

D: 630.317.0721 | M: 317.432.4813

E: kdisser@hiffman.com

**EXISTING FULLY-RACKED RAIL-SERVED
TEMPERATURE-CONTROL / COOLER &
BUILD-TO-SUIT FREEZER / FOOD PRODUCTION**
587,228 Square Feet and Expandable
Manteno, Illinois - For Lease



Scott Delphey, Founder
Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490

E: scott.delphey@foodpropertiesgroup.com

DISCLAIMER: © 2021 Food Properties Group Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.