

FOR SALE
27,720 SF ON 9 ACRES

INVESTMENT OPPORTUNITY



1110 WINDSOR ROAD
LOVES PARK, ILLINOIS



10 YEAR SALE LEASEBACK



PROPERTY HIGHLIGHTS

Building Size: 27,720 SF ±

Office Area: 1,800 SF ±

Site Area: 9.08 Acres

Clear Height: 20'

Docks: Two (2) Exterior Docks

Drive-In-Doors: Four (4) Drive in doors

Parking: 50 Expandable

Power: 2000 Amps @ 480/277V
3-Phase, 4-Wire

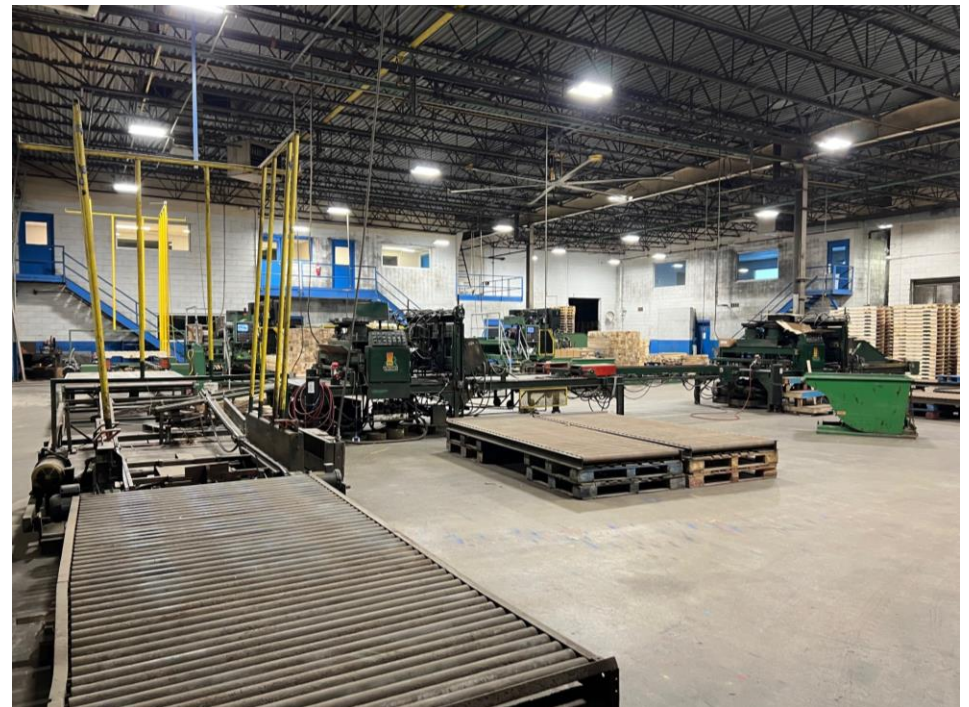
Sprinkler: Fully Sprinklered

Taxes: \$13,703.86 (\$0.49 PSF)

Sale Price: SUBJECT TO OFFER

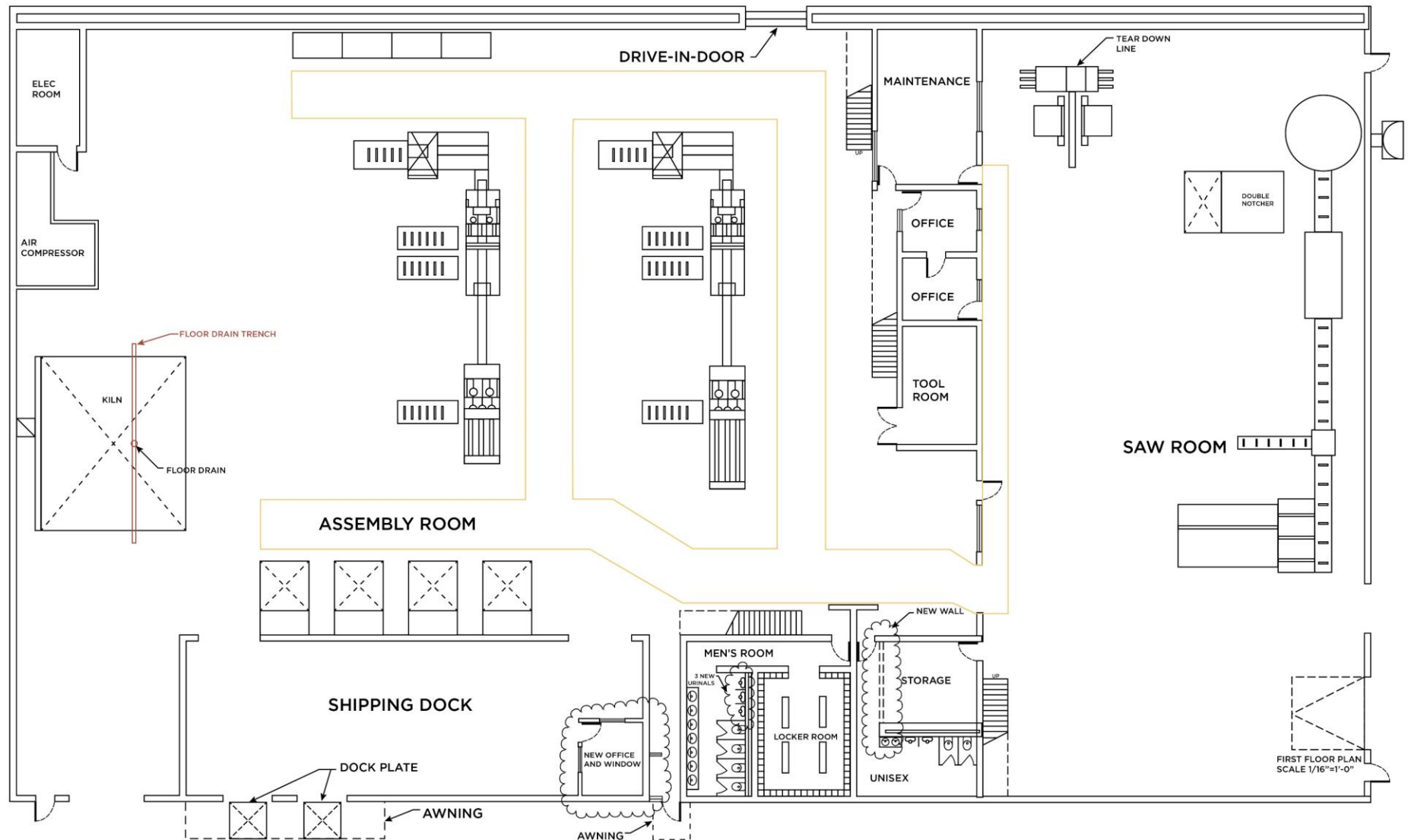
Comments:

- Heavy power
- Large land site for expansion or parking
- New LED lights
- Newer mechanicals
- New roof (2021)



1110 WINDSOR

FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"
DATE: 3/17/14



SITE PLAN
27,720 SF

TENANT PROFILE

GREAT LAKES PALLET COMPANY

Provides solutions to pallet needs.

- Competitive Pricing
- EDI Capable
- Over 50 Years in Business
- Dust-Free Pallets
- Prompt Customer Service
- References Available
- In-House Delivery Fleet
- Custom Pallets
- ISPM-15 Certified
- Unrivaled Quality & Consistency
- High-quality Used Pallets
- Food-Grade New Pallets

For over 50 years, Great Lakes Pallet Company has been a full-line supplier of quality new and used wood pallets. We take pride in our expertise and experience in the manufacture and management of the pallet needs of our customers throughout the Midwest.

Strategically headquartered in the heart of Northern Illinois; Loves Park, we service customers with our own trucking fleet, bringing prompt deliveries up to 100 miles from our manufacturing plant; North to Wisconsin, East to Chicago, and West to Iowa. GLP lives by the motto; "On time, Every time." Our long-term customer relationships and dedicated customer communications are what set us apart as a company that you can always talk to, always reach, and always confidently depend upon.

Our most important resource is our staff, including the long-term production employees that truly set us apart from EVERY other pallet company in the industry. Our production team includes multiple employees of 20+ years with GLP, giving us a competitive edge with experience in building high-quality custom pallets. Our team knows exactly what our customers EXPECT when they order pallets from GLP.



DEAL STRUCTURE

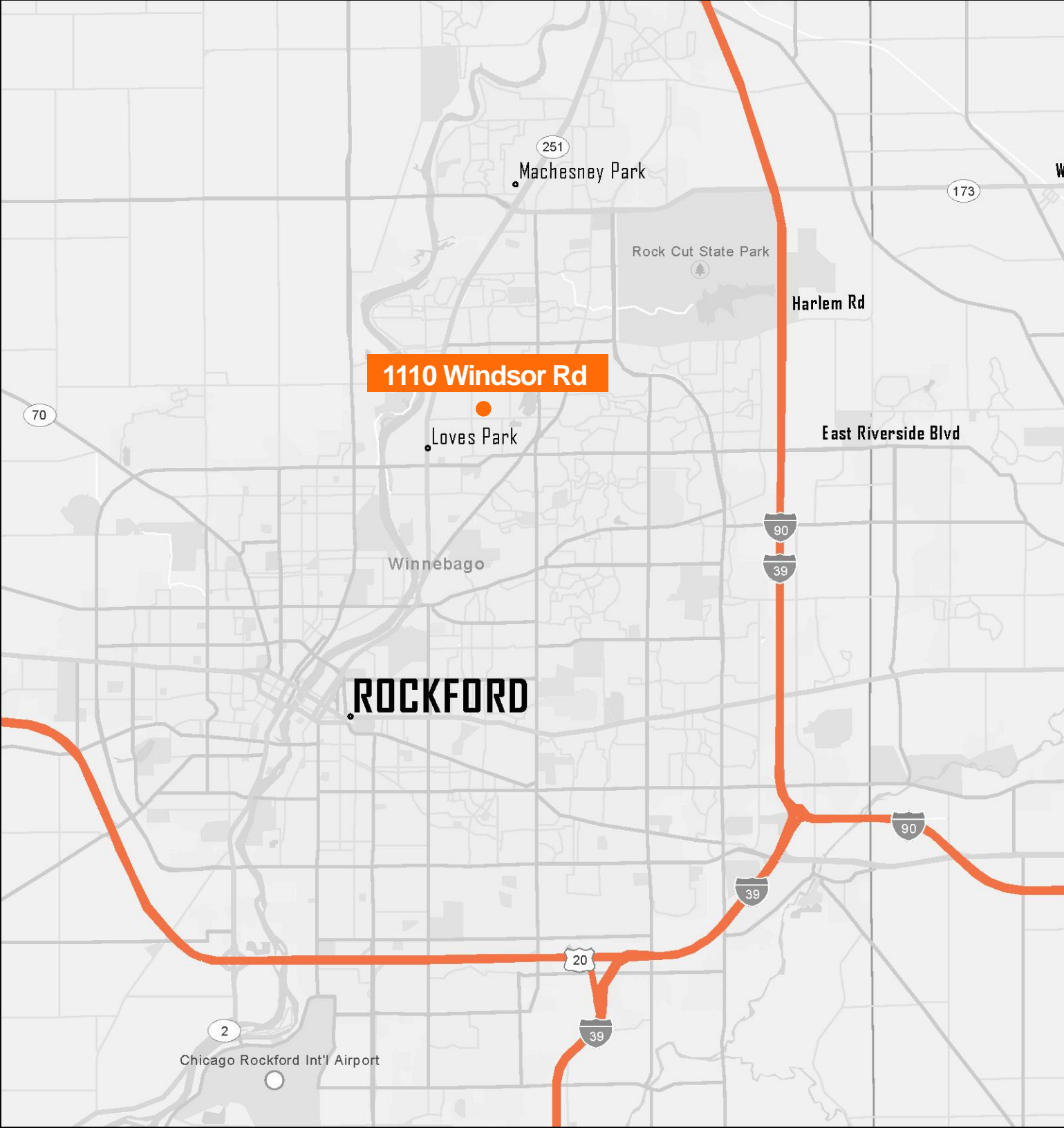
Proposed Lease Term	Ten (10) year leaseback
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Lease Rate:	\$6.75 - \$7.25 psf Net
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Targeted Cap Rate:	6.75% - 7.25%
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Target Closing:	90 Days
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5 MILES
TO INTERSTATE 90

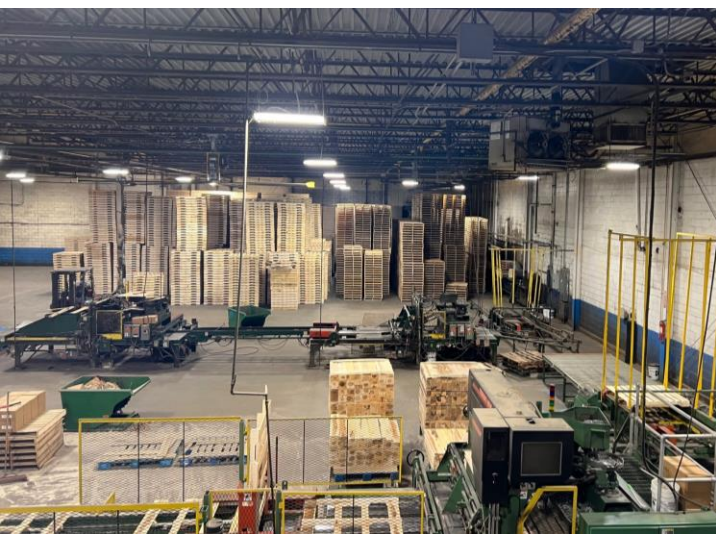
8 MILES
TO INTERSTATE 39

4.5 MILES
TO ROCKFORD

10 MILES
TO ROCKFORD
AIRPORT

70 MILES
TO O'HARE
AIRPORT

89 MILES
TO CHICAGO
LOOP



CONTACT INFORMATION

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