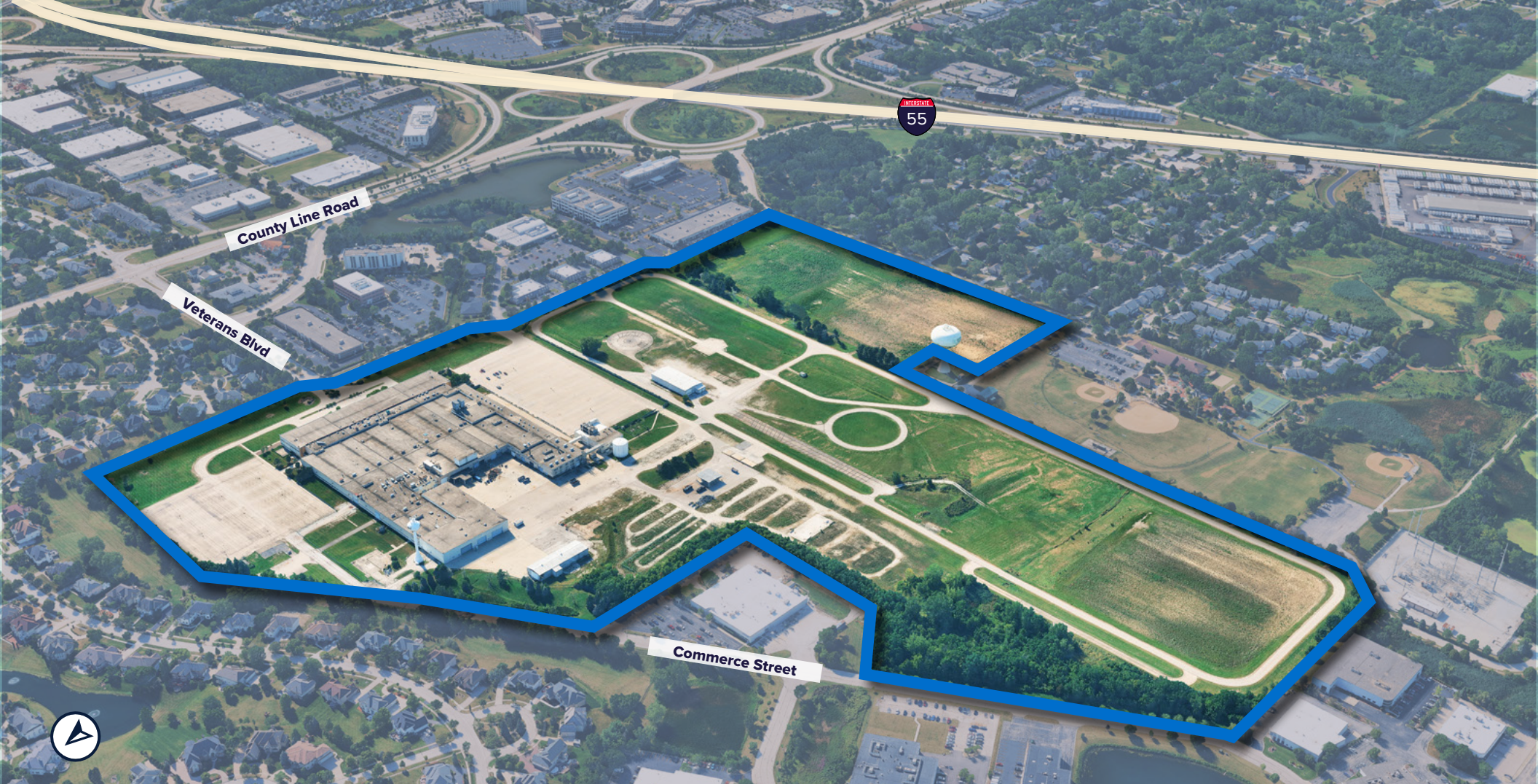




EXTREMELY RARE LARGE INFILL PROPERTY FOR SALE

±370,000 SF Building on 108 Acres | Just 7 Miles from Chicago

6900 Veterans Boulevard, Burr Ridge, Illinois

FORMER NORTH AMERICAN HEADQUARTERS FACILITY

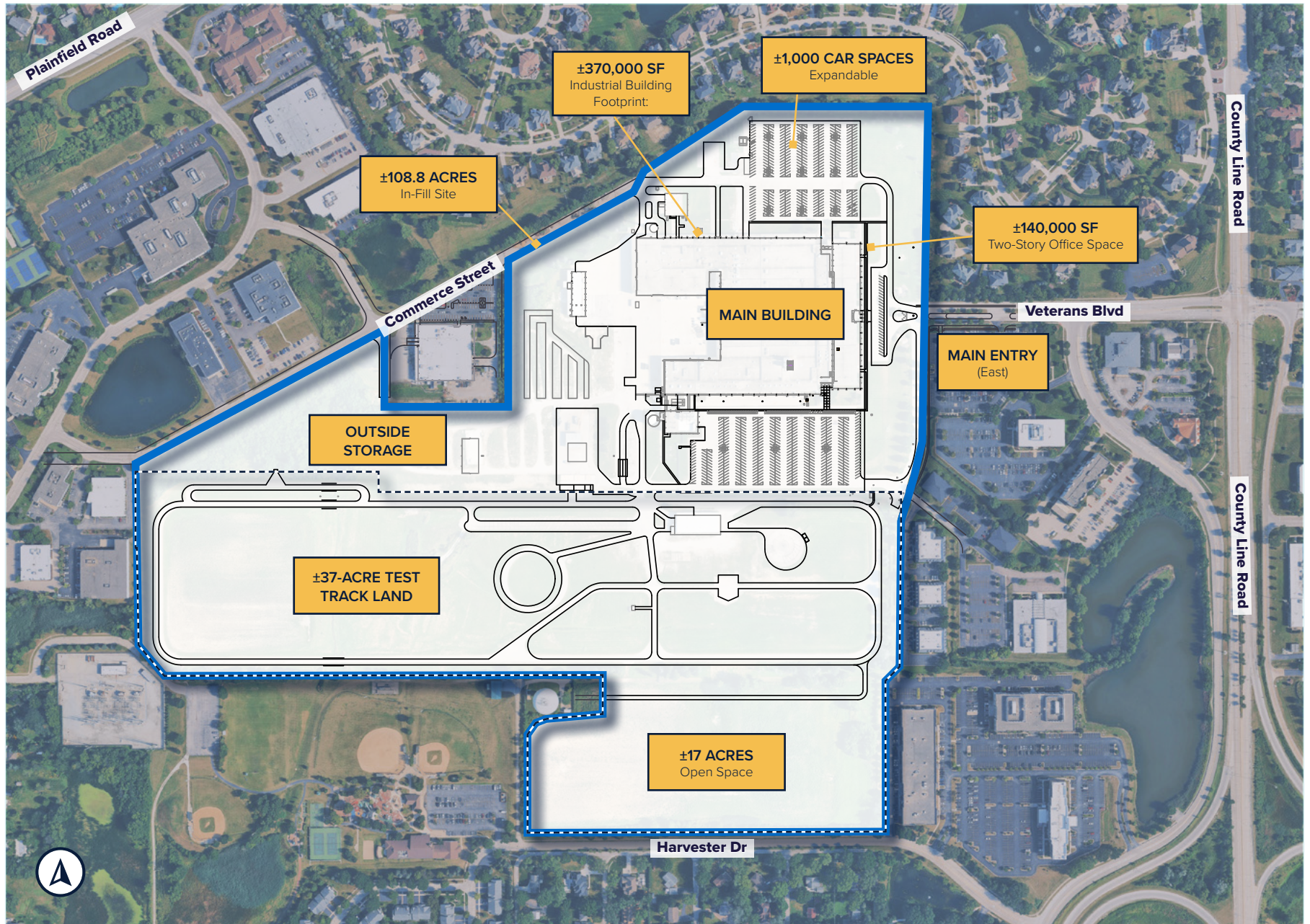
6900 Veterans Boulevard is a rare infill opportunity in Burr Ridge, Illinois. Situated just minutes from Chicago in the I-55 Industrial Submarket, the property offers exceptional visibility and direct access to I-55 via County Line Road. The site includes a $\pm 370,000$ -square-foot industrial facility and a two-story $\pm 140,000$ -square-foot office building situated approximately 108.8 acres. Existing infrastructure from prior use remains in place, including a water tower, utility connections, and adjacent to a ComEd substation. The site offers the opportunity for multiple future uses.

PROPERTY OVERVIEW

Address:	6900 Veterans Blvd., Burr Ridge, IL
County:	DuPage
Site Area:	± 108 -acre in-fill site
Zoning:	R-A (Research Assembly)
Industrial Building Footprint:	$\pm 370,000$ SF
Office Footprint:	$\pm 140,000$ SF, two stories
Year Built:	1950s (existing buildings)
Parking:	$\pm 1,000$ car spaces (expandable)
Yard:	» ± 10 acres of outside storage yard » ± 17 acres of open space
Power:	TBD
Highlights:	» Former headquarters facility » Multiple drive-in doors and grade level loading » Low DuPage County taxes



SITE PLAN



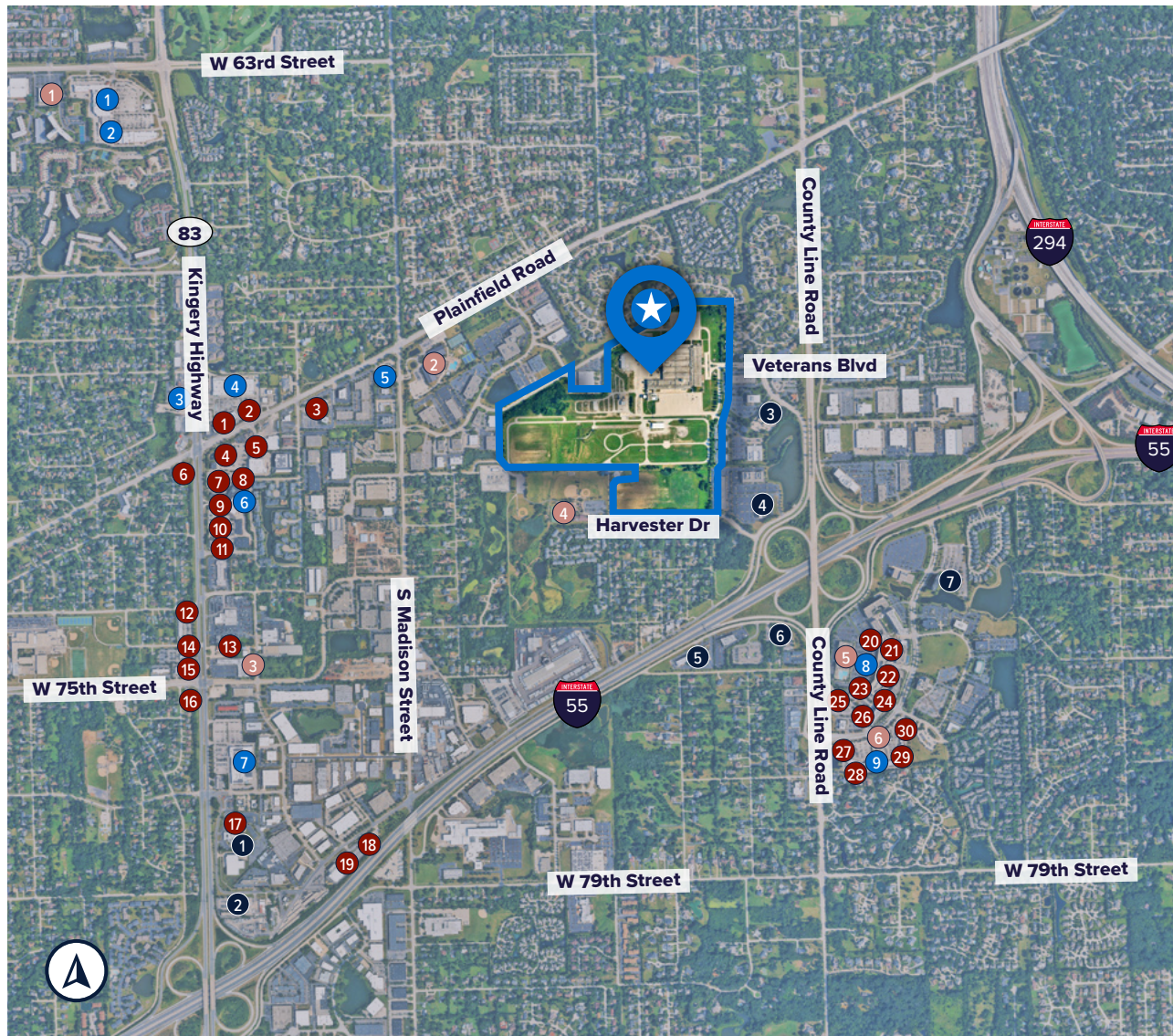
IMMEDIATE ACCESS TO I-55 & I-294

LOCATION HIGHLIGHTS

- » Sought-after large in-fill site
- » Desirable I-55 Industrial Submarket
- » 7 minutes from Chicago
- » Located at the Intersection of I-55 &
- County Line Rd
- » Immediate access to I-55 & I-294 via full four-way interchanges
- » Low DuPage County taxes
- » Multiple points of ingress and egress
- » Signalized traffic access
- » Deep, diverse labor force
- » Abundant local amenities



ABUNDANT AMENITIES



DINING

1. Firehouse Subs
2. Lumes Brunch Cafe
3. Giordano's
4. Chick-Fil-A
5. Buffalo Wild Wings
6. Wendy's
7. Mod Pizza
8. Meatheads
9. Panera Bread
10. Chipotle
11. Portillo's
12. Blueberry Hill
13. Jo Jo Hibachi & Sushi
14. The Patio
15. Jimmy John's
16. Potbelly
17. Willby's
18. Fair Play
19. Chicken Basket
20. The Hampton Social
21. Topaz Cafe
22. Wok N Fire
23. Stix & Stones Pizza
24. Cooper's Hawk
25. Eddie Merlot's
26. Starbucks
27. Patti's Sunrise Cafe
28. La Cabanita
29. Dao Steakhouse
30. Capri Ristorante

RETAIL

1. Whole Foods Market
2. Petco
3. Binny's Beverage Depot
4. Pete's Fresh Market
5. Walgreens
6. Willowbrook Town Center
7. Target
8. Burr Ridge Village Center
9. Brookhaven Marketplace

HOTELS

1. Delta By Marriott
2. La Quinta By Wyndham
3. Springhill Suites
4. Hampton Inn
5. Crowne Plaza Burr Ridge
6. Extended Stay America
7. Marriott Southwest

FITNESS

1. Midtown Athletic Club
2. Five Seasons Club
3. Orangetheory
4. Harvester Park
5. Life Time
6. Cyclebar

To Burr Ridge Village Center

1.8 miles; 5 minutes

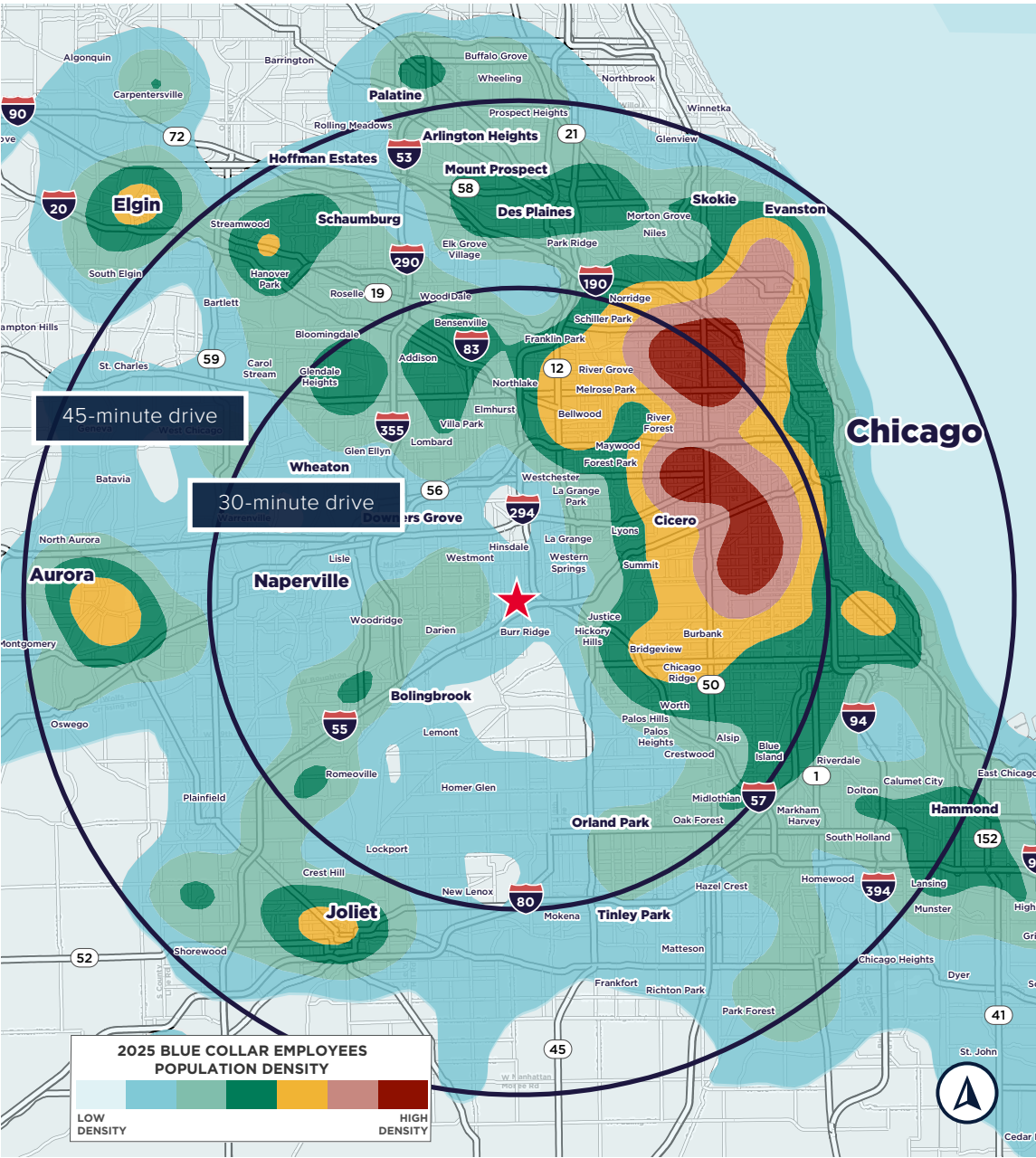
To Willowbrook Town Center

2.8 miles; 7 minutes

To Quarry Shopping Center

4.6 miles; 9 minutes

DEEP LABOR POOL



49.0 Million Consumers
Within 300 Miles

AREA DEMOGRAPHICS

	30-Min. Drive	45-Min. Drive
Population Total:	2,594,570	6,628,641
Diversity Index:	71.0	72.3
Median Age:	39.6	38.9
Median HH Income:	\$92,707	\$91,111
Median Home Value:	\$337,897	\$342,439
Services Workers:	15.6%	15.5%
Blue Collar Workers:	22.0%	19.8%
White Collar Workers:	62.4%	64.7%
Civilian Pop. 18+:	74.2%	75.0%
Employed Pop. 16+:	94.6%	94.5%
Unemp Pop. 16+:	5.4%	5.5%

Sources: ESRI, U.S. Census Bureau



FOR MORE INFORMATION ON 6900 VETERANS BOULEVARD, PLEASE CONTACT:

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