



We Make Properties Work!



Industrial Property For Sale

Investment Property - ABC Supply Building, Manteno Illinois

100 North Spruce Street
Manteno, IL 60950

BRUCE HAGE

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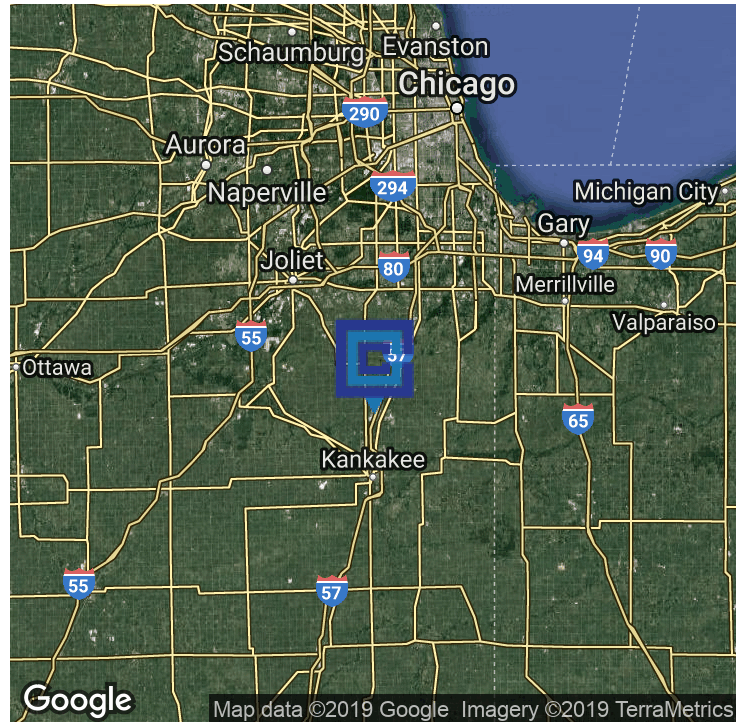
CORE3PM.COM

1716 RT Dunn Drive Suite 4
Bloomington, IL 61701

Executive Summary

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SALE PRICE

\$1,390,000

OFFERING SUMMARY

Cap Rate:	7.0%
NOI:	\$99,494
Lot Size:	6.5 Acres
Year Built:	2000
Building Size:	42,000 SF
Zoning:	C2 Commercial
Traffic Count:	32,600
Price / SF:	\$33.10

PROPERTY HIGHLIGHTS

- Single Tenant - Net Lease
- 7 Cap.
- Two five-year Options remaining
- Escalating rents
- Ranked 36th on Forbes "Largest Private Companies List"
- Chicago-land Market
- Fenced/Paved lot
- Well maintained property
- Offered at \$1,390,000

Property Description

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PROPERTY OVERVIEW

Core 3 is pleased to present the exceptional opportunity to acquire a 100% fee-simple interest in the single-tenant net leased ABC Supply Building ("The Property"), located at 100 South Spruce Street, Manteno, Illinois. The Property consists of a 4 buildings totaling 42,000 SF. Current Lease Term expires July 31, 2021. The Tenant Has two additional Five-year Options to renew with rent escalations. ABC Supply is the nation's largest roofing material distributors with over 700 locations and is currently ranked 36th on Forbes Largest Private Companies.

LOCATION OVERVIEW

You will find the "Manteno Industrial investment Property" at exit 322 on Interstate 57. Just 7 miles north of Kankakee and 23 miles south of I-80 makes this location ideal for easy access to the I-57 corridor in northern Kankakee county. The property is adjacent to Interstate 57 on the south-west corner of the interchange.

SITE DESCRIPTION

6.5 acres. Four buildings are located within a fenced, paved lot. Large Office/Showroom with three large detached warehouse buildings.

Tenant Profile

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TENANT PROFILE

AMERICA'S LARGEST
WHOLESALE DISTRIBUTOR OF
ROOFING · SIDING · WINDOWS · GUTTERS ·
AND MORE.

Products and Services: ABC Supply stores offer a wide assortment of exterior building products, including roofing materials, siding, windows and gutters, as well as the tools and equipment that professional contractors need. Through its subsidiary L&W Supply Corporation, more than 140 L&W Supply stores offer an array of interior products, including drywall, ceiling tile, steel framing and other building supplies. The company also operates over 30 locations through its Town & Country Industries division, which specializes in pool and patio, hurricane and industrial building products.

CORPORATE HEADQUARTERS

Headquarters: National
Support Center

One ABC Parkway
Beloit, WI 53511-4466
Phone: (608) 362-7777

AT A GLANCE

Website: [abcsupply.com](http://www.abcsupply.com)
(<http://www.abcsupply.com>)

Founded: 1982
Locations: Over 700 locations in the lower 48 states and Hawaii
Associates: 14,000+ associates nationwide
Forbes 500 Largest Private Companies

Additional Photos

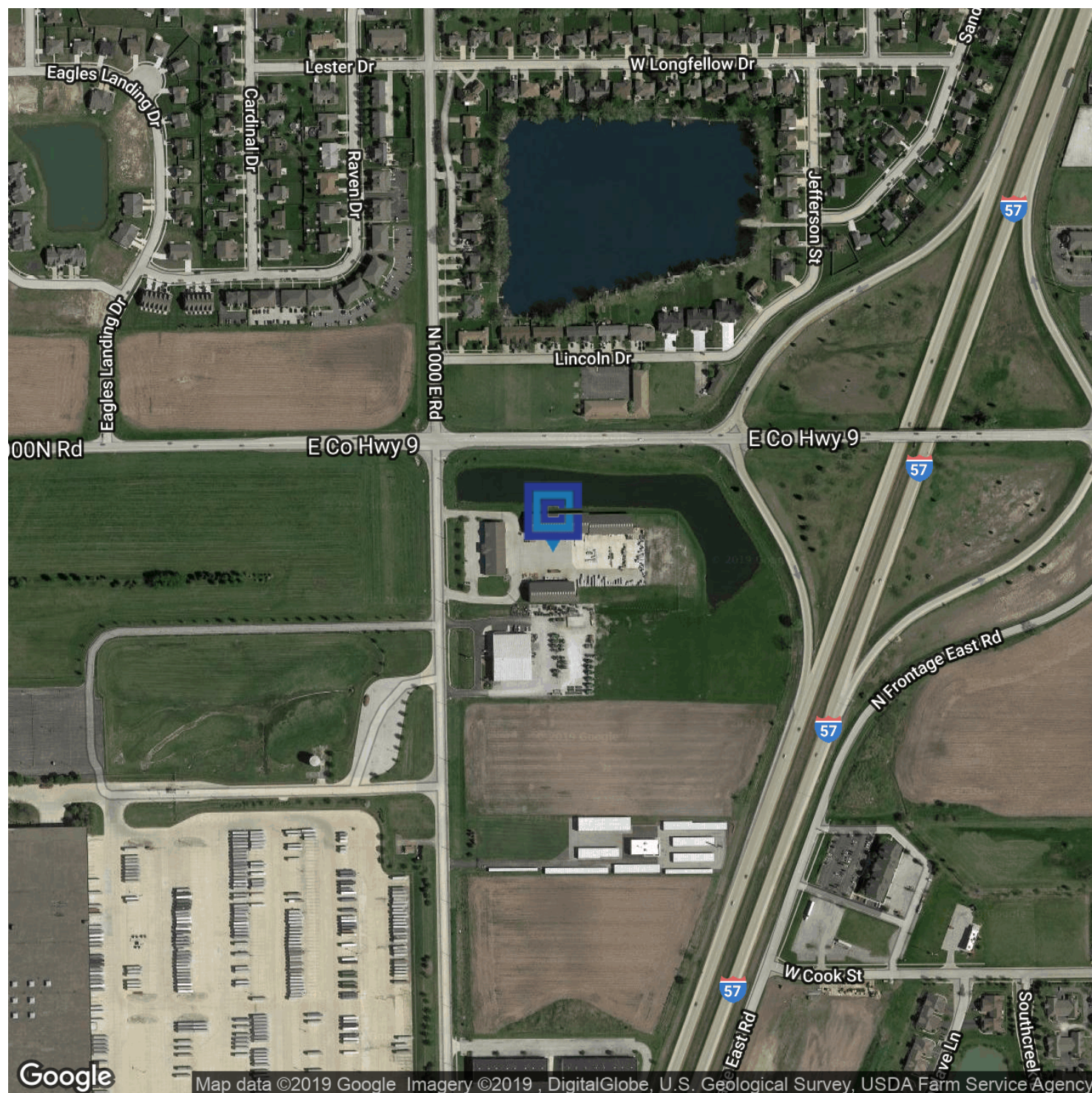
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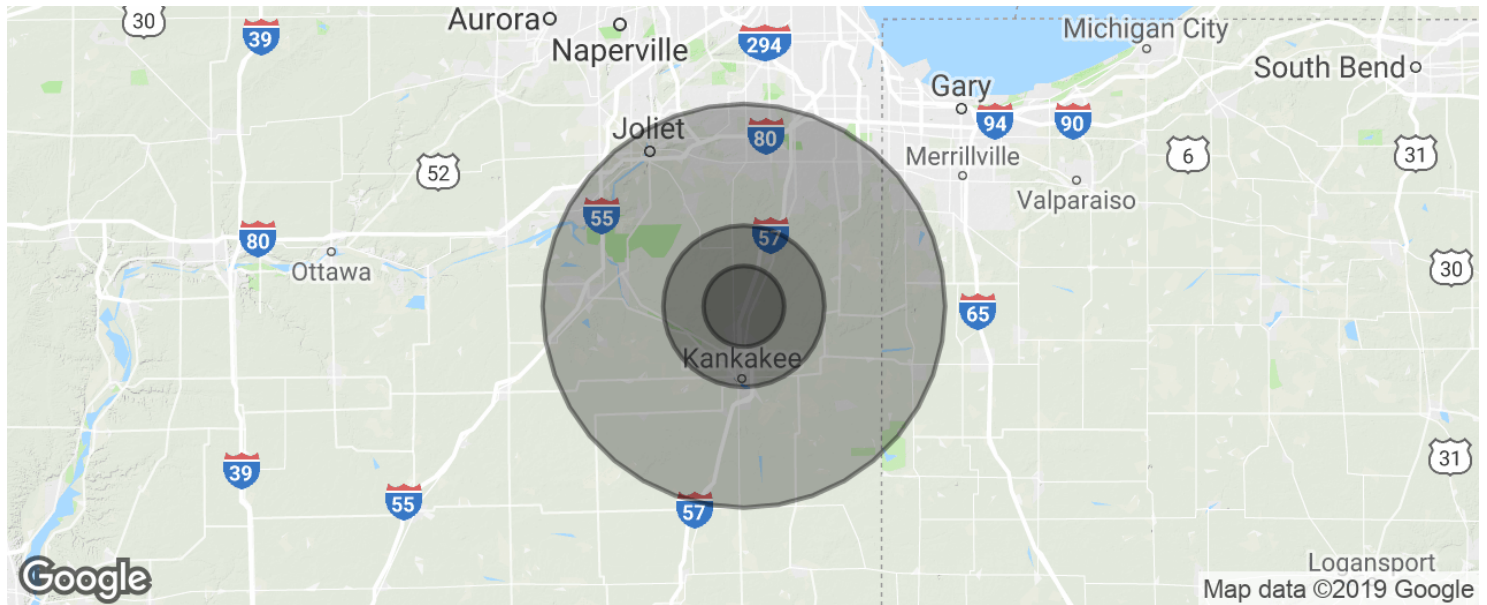
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POPULATION	5 MILES	10 MILES	25 MILES
Total population	21,769	103,010	751,858
Median age	37.4	34.9	37.4
Median age (Male)	36.0	32.9	35.8
Median age (Female)	38.7	36.5	38.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total households	8,153	37,760	266,792
# of persons per HH	2.7	2.7	2.8
Average HH income	\$68,118	\$62,477	\$76,264
Average house value	\$195,004	\$180,456	\$260,080
TRAFFIC COUNTS			
I-57 & E. Co. Hwy. 9	32,600/day		

* Demographic data derived from 2010 US Census

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