AVAILABLE FOR LEASE

525 WEST CROSSROADS PARKWAY

BOLINGBROOK, IL 60440

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MEAT PROCESSING FACILITY FEATURING PRODUCTION, COOKING, SMOKING AND FREEZER SPACE

BUILDING SPECIFICATIONS:

BUILDING SIZE:	81,406 SF
PRODUCTION SIZE:	51,630 SF 100% temperature controlled
FREEZER SIZE:	6,515 SF
COOKING AREA:	2,057 SF
SHIPPING AREA:	3,489 SF
TOOL SHOP:	3,128 SF
OFFICE/EMPLOYEE SUPPORT:	13,553 SF
TOTAL LAND AREA:	4.3 Acres
CLEAR HEIGHT:	22’
LOADING:	8 exterior docks / 1 drive-in door
POWER:	4000 Amps / 480 Volts
PARKING:	97 car parking
LEASE RATE:	$17.00 PSF Net
REAL ESTATE TAXES:	$128,932 - $1.60 PSF (2019)
COMMENTS:	› F.E.S. screw compressors (7) › EVAPCO condenser towers › Defined RTE area

VIRTUAL TOUR 360° 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)
- 14 bucket scale
- Aerofreeze spiral freezer (8,000+/hour capacity)
- Vacuum pumps (2)
- 16 smoke houses of various capacity
- Blast chiller rooms (3)

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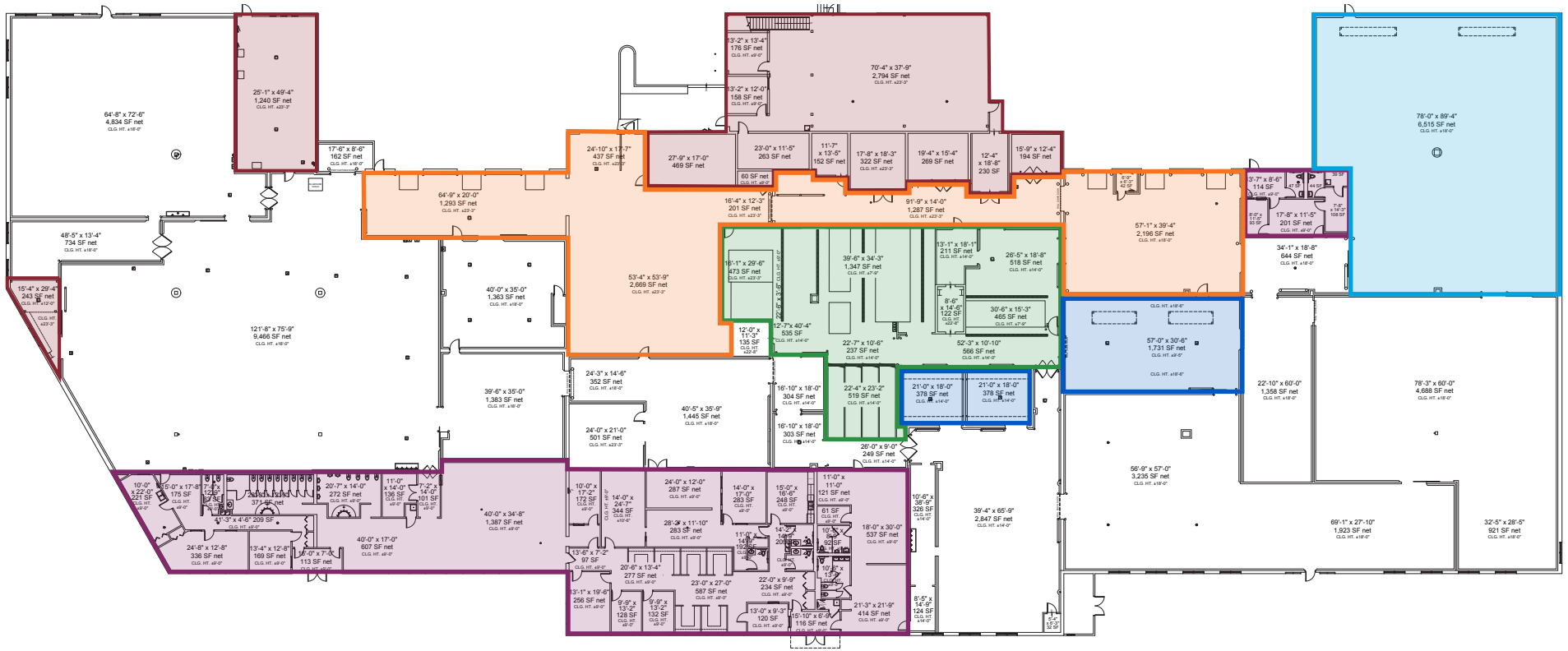
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- Freezer Area - 6,515 SF
- Shipping Area - 3,489 SF (8 docks / 1 DID)
- Cooking Area - 2,057 SF
- Blast Chiller - 2,487 SF
- Office / Employee Support - 13,553 SF
- Maintenance / Mechanical - 3,128 SF
- Production - 51,630 SF (100% Temp Controlled)

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