

25520 W Black Rd

Shorewood, IL 60404

Industrial Land
Development Opportunity

Offering Memorandum



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PROPERTY OVERVIEW

25520 W Black Rd
Shorewood, IL 60404



INVESTMENT HIGHLIGHTS

Property Highlights

- **Strategic Location Near I-55 & I-80 Logistics Corridor-** Located in Shorewood within the highly active Joliet/Will County submarket, the property offers proximity to major transportation routes and intermodal infrastructure, supporting long-term industrial demand and strong tenant fundamentals.
- **Functional ± 5.5 Acre Industrial Site with IOS Capability (I-2 Zoning)-** Zoned I-2 industrial, the site allows for a wide range of uses including contractor yard, outdoor storage, and future development. Its layout supports IOS functionality, an increasingly sought-after asset class with limited supply and strong tenant demand.
- **Rare Infill Industrial Opportunity-** Infill sites of this scale are increasingly scarce in the Shorewood/Joliet corridor, providing a unique opportunity to acquire a sizable parcel in a well-established and highly active industrial market.
- **Attractive Value-Add Potential-** Offered at a favorable basis, the property presents multiple avenues to create value through repositioning, improved site utilization, or stabilizing with a tenant to generate income.
- **Phased Capital Deployment & Immediate Usability-** The site can be activated immediately with the ability to implement improvements over time, allowing investors to strategically deploy capital while minimizing upfront costs.
- **Scalable Development Opportunity with Full Utility Access-** Supported by nearby utilities including electric, gas, water, sewer, and telecom, the site can accommodate an estimated ± 40,000– ±50,000 SF building footprint, offering flexibility for future expansion or redevelopment.



PROPERTY PHOTOS



FINANCIAL OVERVIEW

25520 W Black Rd
Shorewood, IL 60404



FINANCIAL SUMMARY

\$1,550,000

List Price

\$281,818

Price Per AC

±5.50 AC

Lot Size

Property Summary

Address 25520 W Black Rd

City Shorewood

State IL

Zip 60404

Land SF ±239,580 SF

Lot Size ±5.50 AC

Zoning I-2





Subject Property

Joliet Regional Airport (JOT)
±4 Miles Away



± 86,600 VPD



± 61,900 VPD



Ecolab Warehouse



Google Earth

MARKET OVERVIEW

25520 W Black Rd
Shorewood, IL 60404



CHICAGO, IL - MSA

Market Demographics

2.71M Total Population	\$75,134 Median HH Income	1,062,000 # of Households
1,200,000+ Employed Population	33% % Bachelor's Degree	35.7 Median Age



Local Market Overview

Chicago, Illinois, remains one of the Midwest's most strong retail markets, supported by its diverse economy, strong population base, and role as a regional hub for business and tourism. Major corridors like the Magnificent Mile, State Street, and Fulton Market attract national and international retailers, while suburban centers such as Oak Brook and Schaumburg continue to perform well. The city's steady tourism, hospitality, and convention activity add to retail demand across key districts.

While national retail trends remain mixed, Chicago's fundamentals are stable. Vacancy rates have leveled off, with demand strongest among smaller, service-oriented, and food & beverage tenants. Investors are focusing on well-located urban and infill suburban assets, with cap rates typically in the mid-6% to low-7% range. Continued investment in mixed-use and transit-oriented projects supports long-term growth, keeping Chicago's retail sector positioned for steady, sustainable performance.

Population	1-Mile	5-Mile	10-Mile
Current Year Estimate	17,987	564,285	1,630,494
Households	1-Mile	5-Mile	10-Mile
Current Year Estimate	6,512	206,680	603,109
Income	1-Mile	5-Mile	10-Mile
Average Household Income	\$132,340	\$72,391	\$71,870

ECONOMIC DRIVERS



Local Market Overview

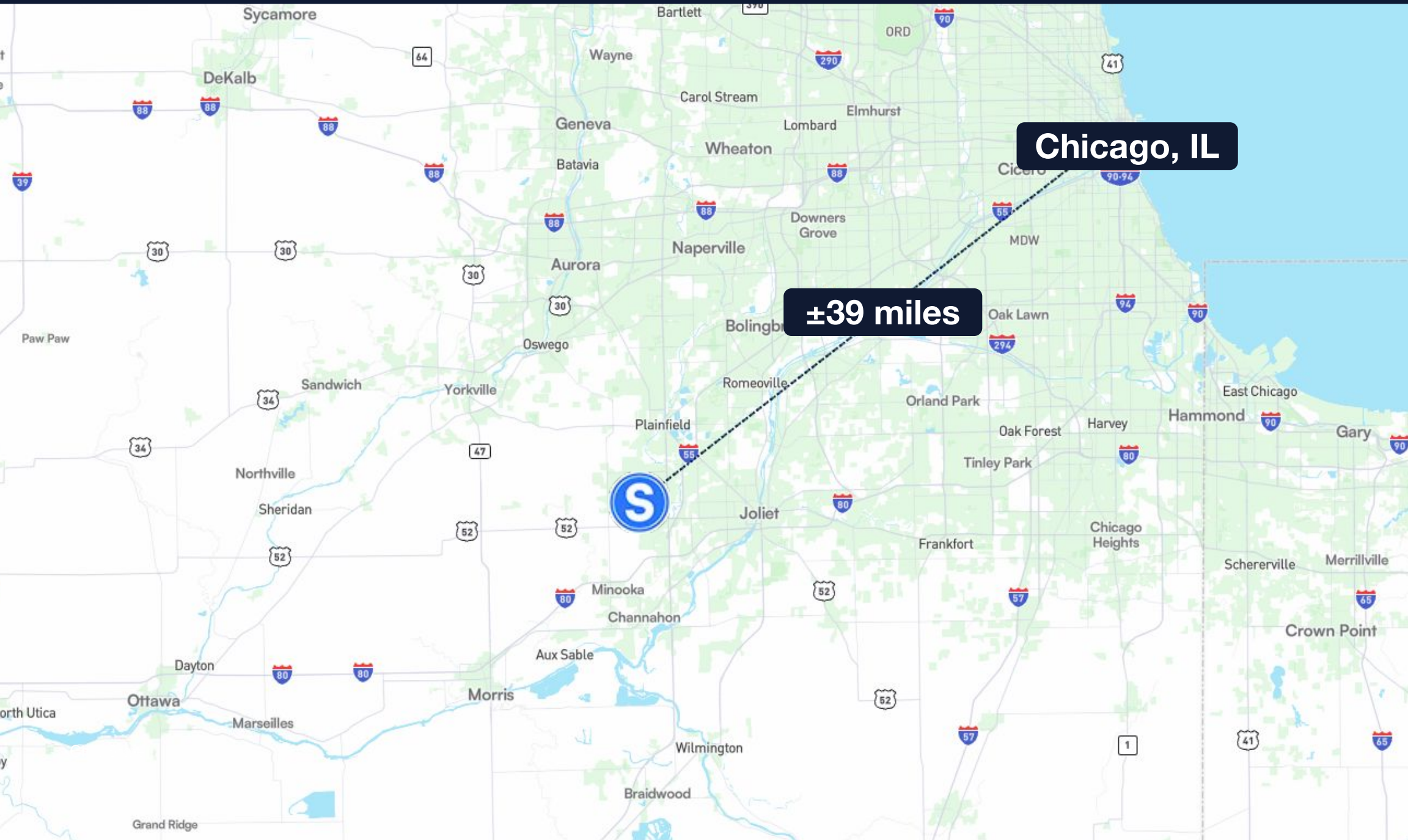
The Chicago Metropolitan Statistical Area (MSA) in northeastern Illinois is a mature, steadily evolving economic center with a broad and diverse business base. Anchored by the city of Chicago, the region benefits from strong housing demand, a highly skilled workforce, and a large, stable population that supports long-term retail investment. Its extensive transportation network—including interstates, rail, and air—reinforces Chicago's position as a key hub for commerce, logistics, and essential retail. Core economic drivers such as finance, healthcare, education, technology, and manufacturing provide balance and employment stability. The area's consumer profile—defined by varied income levels, a broad age range, and a strong preference for convenience and mixed-use environments—favors both everyday retail and experiential concepts. While growth is steady rather than rapid, the market's scale, economic diversity, and regional influence make the Chicago MSA one of the nation's most reliable and strategic retail markets.



Economic Drivers

The Chicago MSA benefits from a well-diversified economic foundation driven by finance, healthcare, education, logistics, and professional services. The region has long been anchored by its strong corporate base, with key employers in banking, manufacturing, and technology contributing to steady job creation and economic output. Healthcare is another major economic pillar, supported by leading institutions such as Northwestern Medicine and the University of Chicago Medical Center, along with expanding demand for medical services tied to an aging population. Universities such as Northwestern and the University of Illinois Chicago serve as major employers and sources of workforce development, research, and innovation. Additionally, the area's strategic location along Lake Michigan and its extensive air, rail, and highway systems make it a vital logistics and distribution hub for the Midwest. Public sector employment and infrastructure investment further strengthen regional stability.

REGIONAL MAP



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 25520 W Black Rd, Shorewood, IL, 60404 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.