

555 BOND ST

Lincolnshire, IL 60069

**Industrial
Investment Opportunity**

Offering Memorandum

±13,768 SF Industrial Warehouse & Showroom | ±2.15 AC Industrial Zoned Lot



MATTHEWS™

Exclusively Listed By



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Table of Contents

03

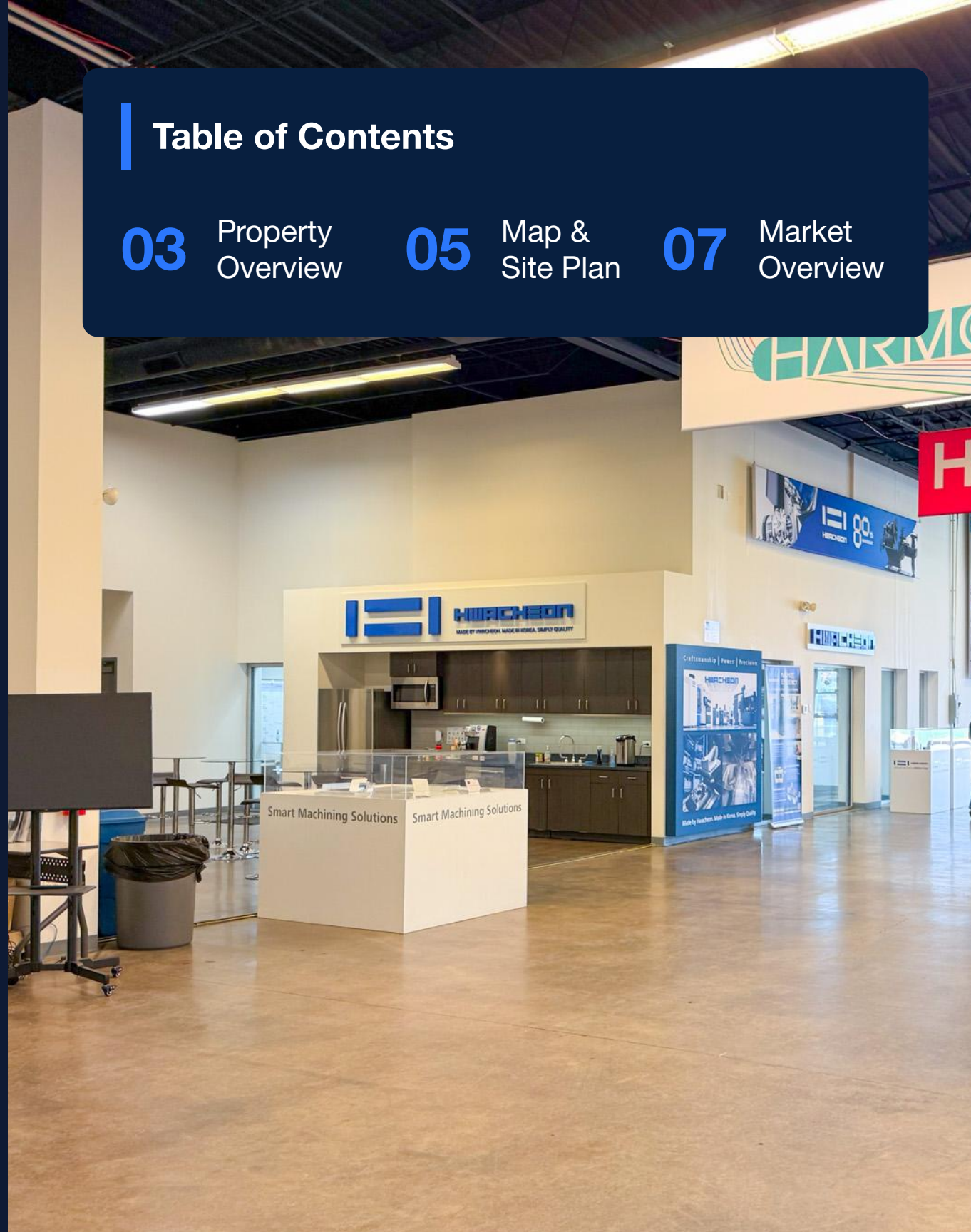
Property
Overview

05

Map &
Site Plan

07

Market
Overview



PROPERTY OVERVIEW

555 Bond St
Lincolnshire, IL 60069



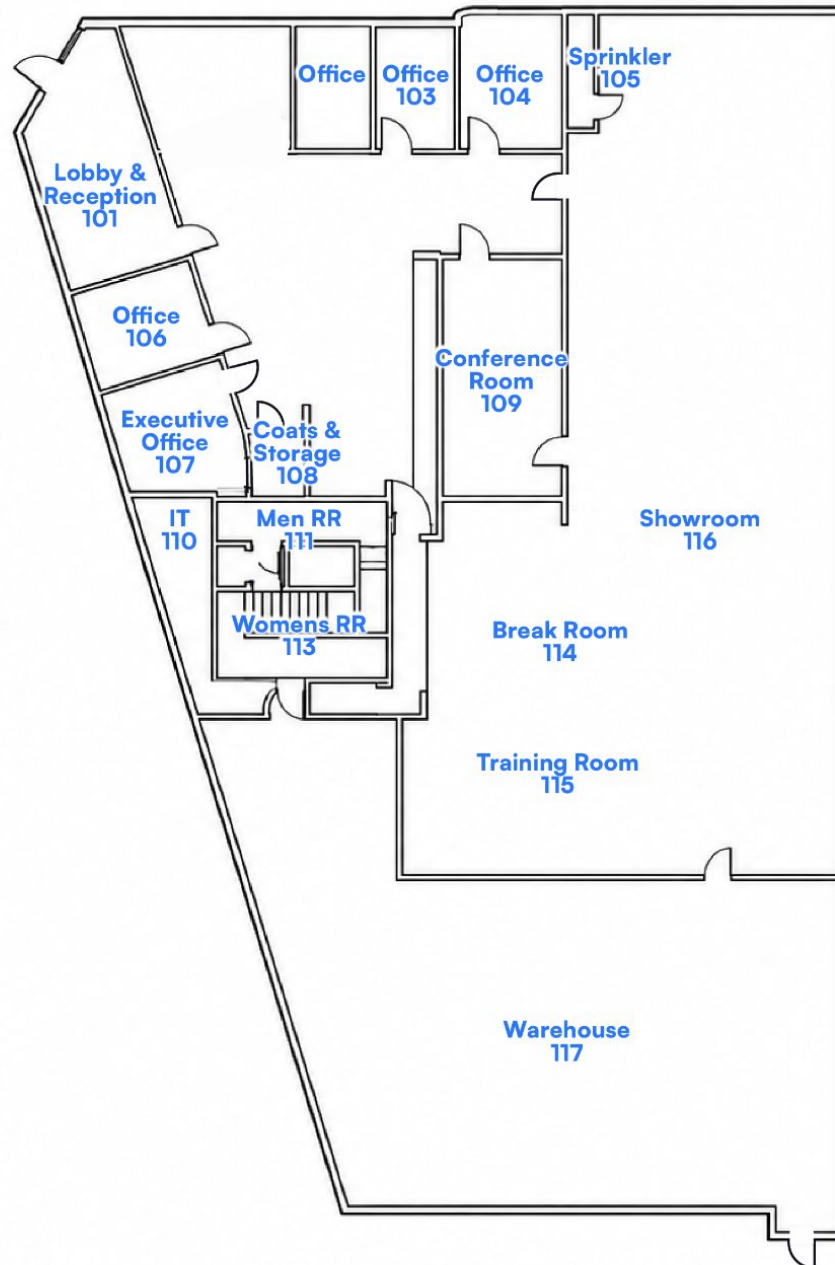
555 Bond St

Lincolnshire, IL 60069

Price	STO
GLA	±13,768 SF
Lot Size	±2.15 AC
Zoning	I (Industrial District)
Year Built	1990
Clear Height	18'
Loading	3 Drive-In Doors (2 at 12'×12' & 1 at 12'×14')
Power	1200 Amps, 3-Phase
Sprinklers	Yes
Roof	Replaced Dec 2022
HVAC	Fully Heated & Cooled
Parking	25 Spaces
Taxes	\$43,749.86 (2025)



Floor Plan





BENCHMARK
PRODUCTS

Laboratory Equipment Supplier
±35 Total Employees

NEIL
ENTERPRISES INC.

Wholesaler
±160 Total Employees



CHAMPRO
Corporate Office
±272 Total Employees

±40,600 VPD

22



Vernon Hills
Train station

PLEXUS

Electronics Manufacturer
±370 Total Employees



Software Company
±1,000 Total Employees

±183,930 VPD

94



Subject Property



ZEBRA
Corporate Office
±265 Total Employees

45

±33,900 VPD

sysmex

Medical Equipment Supplier
±325 Total Employees



AmBeed
Chemical Wholesaler
±1,000 Total Employees



Chicago, Illinois
±34 Miles Away

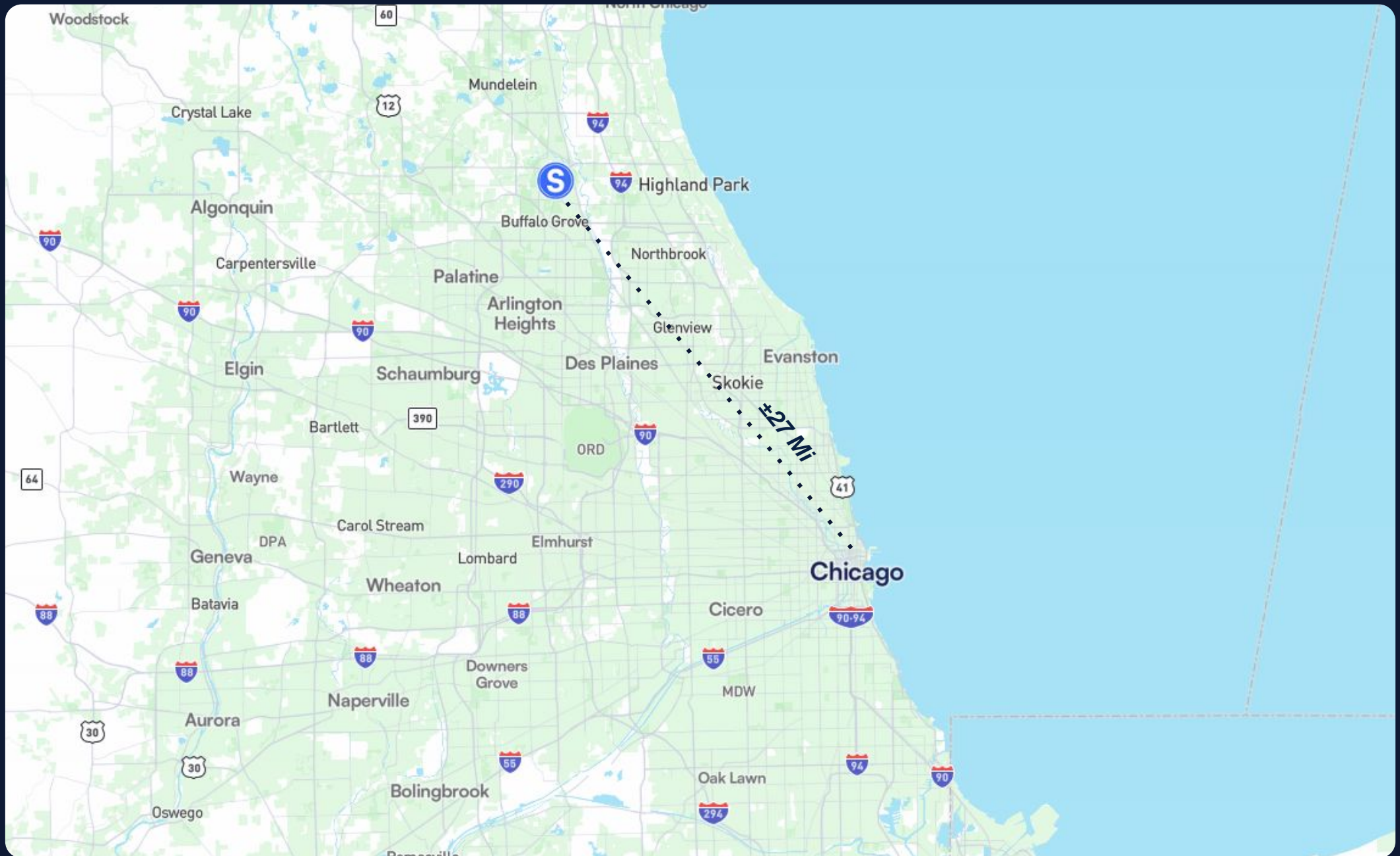


The Wheatlands
Apartments
±352 Units

flex

Distribution Service
±272 Total Employees

555 Bond St
Lincolnshire, IL 60069



Lincolnshire, IL



161,288

Population Within 5
Miles of Lincolnshire

\$185,580

Median Household Income

700 Million Tons

Freight/Goods Transported
To & From

\$1.30 Billion

Annual Retail Sales

Local Market Overview

Lincolnshire, Illinois is an established business and residential community in southeast Lake County, approximately 34 miles north of downtown Chicago. The village benefits from direct access to I-94 (Tri-State Tollway), with a full interchange at Route 22, providing convenient connectivity throughout the Chicago metropolitan area and to O'Hare International Airport. Major corridors including Milwaukee Avenue, Route 22, and U.S. Route 45 further support regional access, while nearby Metra stations provide commuter connections into downtown Chicago.

Lincolnshire maintains a diverse economic base supported by corporate offices, industrial facilities, retail, hospitality, and healthcare. Major business parks and corporate centers are home to prominent employers including Zebra Technologies, Quill, Sysmex, and HydraForce, collectively contributing several million square feet of commercial and industrial space. The community also benefits from strong demographics, including a median household income of approximately \$185,580 and a highly educated workforce, with 77% of adults age 25 and older holding a bachelor's degree or higher. Lincolnshire recorded more than \$1.30 billion in retail sales in 2022, highlighting the significant commercial activity generated within the village and surrounding trade area.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,429	66,023	188,280
Current Year Estimate	6,374	65,996	189,176
2020 Census	6,061	64,815	190,924
Growth Current Year-Five-Year	0.86%	0.04%	-0.47%
Growth 2020-Current Year	5.16%	1.82%	-0.92%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,410	25,472	74,259
Current Year Estimate	2,349	25,061	73,772
2020 Census	2,149	23,918	71,585
Growth Current Year-Five-Year	2.59%	1.64%	0.66%
Growth 2020-Current Year	9.29%	4.78%	3.06%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$252,595	\$213,123	\$186,010

Chicago, IL

Chicago remains one of the nation's premier industrial and logistics markets, supported by unmatched transportation infrastructure, central U.S. connectivity, and one of the country's largest concentrations of distribution and manufacturing activity. The metro benefits from access to all seven Class I railroads, extensive interstate connectivity, and global cargo operations

through O'Hare International Airport, reinforcing its position as a critical national supply chain hub. Continued demand from e-commerce, logistics, manufacturing, and third-party distribution users continues driving leasing activity and institutional investment throughout the region's major industrial corridors.

#1

Largest U.S. Industrial Market

±1.4B SF

Total Inventory

50%

U.S. Intermodal Freight Annually

Source: CoStar Group; World Business Chicago; Airports Council International; Illinois Department of Transportation | 2025 Dataset



| Industrial Performance

\$4.5B

Sales Volume

5.3%

Vacancy Rate

8.1%

Market Cap Rate

1.4B

SF of
Inventory

20.4M

SF Under
Construction

\$10.07

Market Asking
Rent per SF

\$101

Market Sale
Price per SF

Chicago's industrial market continues demonstrating strong institutional demand and long-term supply chain relevance, supported by unmatched logistics infrastructure and one of the nation's largest concentrations of distribution and manufacturing activity. Continued leasing momentum, active development pipelines, and sustained investor interest reinforce the metro's position as a premier national industrial hub. Strong occupancy fundamentals, competitive operating costs, and central U.S. connectivity continue attracting logistics,

e-commerce, manufacturing, and third-party distribution users throughout the region.

Source: CoStar Group | 2025 Dataset



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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 555 Bond St, Lincolnshire, IL, 60069 ("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.

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