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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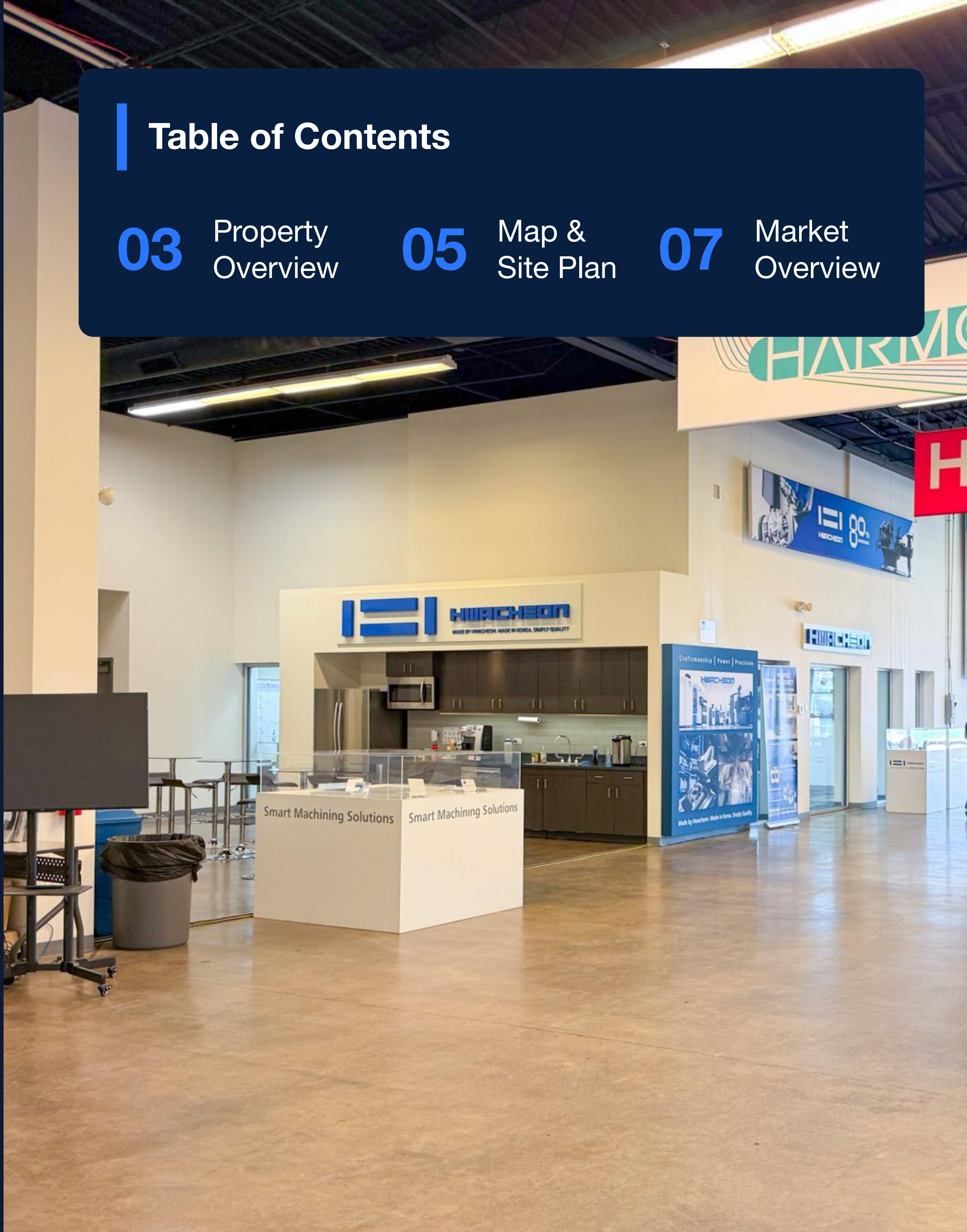

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PROPERTY OVERVIEW

555 Bond St
Lincolnshire, IL 60069

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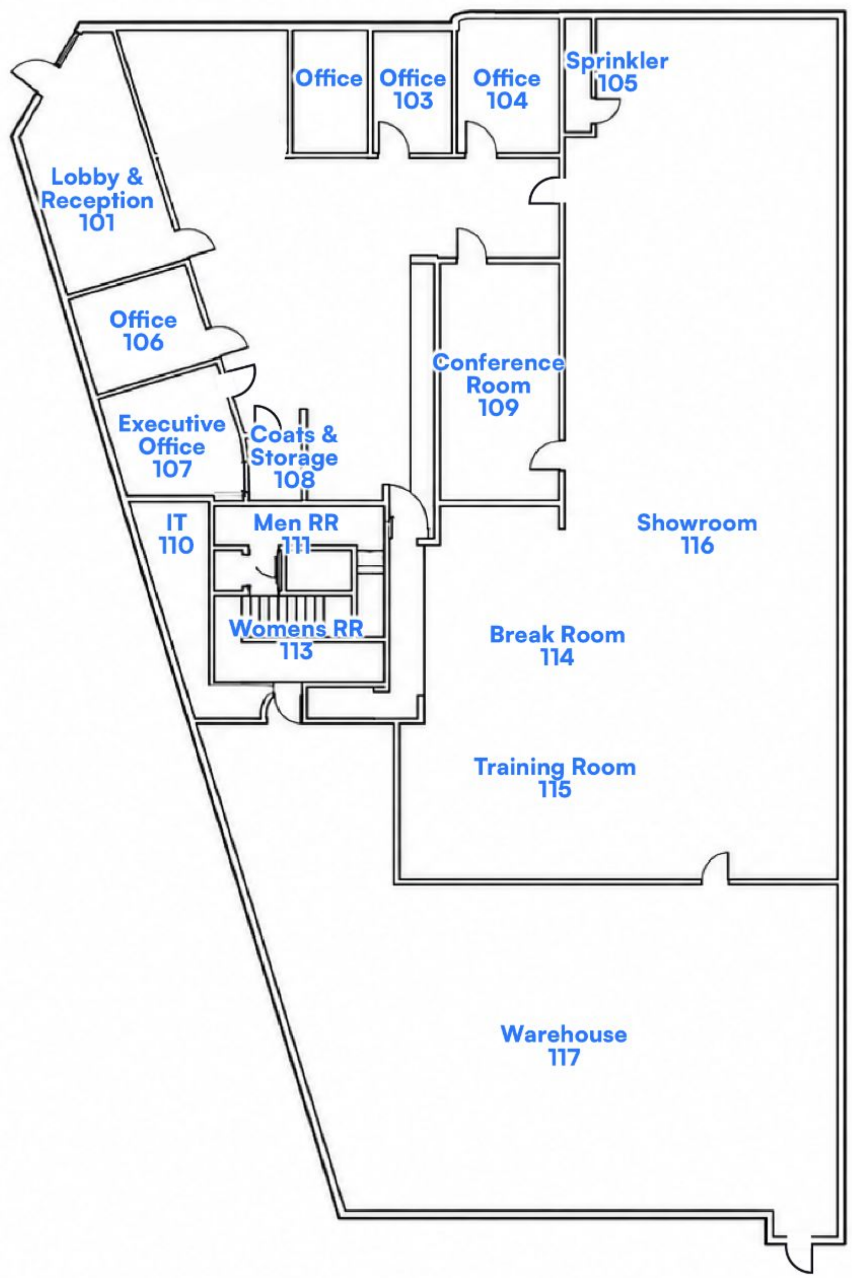
Price	STO
GLA	±13,768 SF
Lot Size	±2.15 AC
Zoning	I (Industrial District)
Year Built	1990
Clear Height	18'
Loading	3 Drive-In Doors (2 at 12'×12' & 1 at 12'×14')
Power	1200 Amps, 3-Phase
Sprinklers	Yes
Roof	Replaced Dec 2022
HVAC	Fully Heated & Cooled
Parking	25 Spaces
Taxes	$43,749.86 (2025)

Floor Plan



Office
Office 103
Office 104
Sprinkler 105
Lobby & Reception 101
Office 106
Conference Room 109
Executive Office 107
Coats & Storage 108
IT 110
Men RR 111
Showroom 116
Womens RR 113
Break Room 114
Training Room 115
Warehouse 117


N
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
CDW
Software Company
±1,000 Total Employees
± 183,930 VPD
PLEXUS
Electronics Manufacturer
±370 Total Employees
ESSENDANT
Corporate Office
±2,500 Total Employees
INTERSTATE
94
Subject Property
ZEBRA
Corporate Office
±265 Total Employees
45
± 33,900 VPD
Chicago, Illinois
±34 Miles Away
sysmex
Medical Equipment Supplier
±325 Total Employees
AmBeed
Chemical Wholesaler
±1,000 Total Employees
flex
Distribution Service
±272 Total Employees
The Wheatlands Apartments
±352 Units

MARKET OVERVIEW

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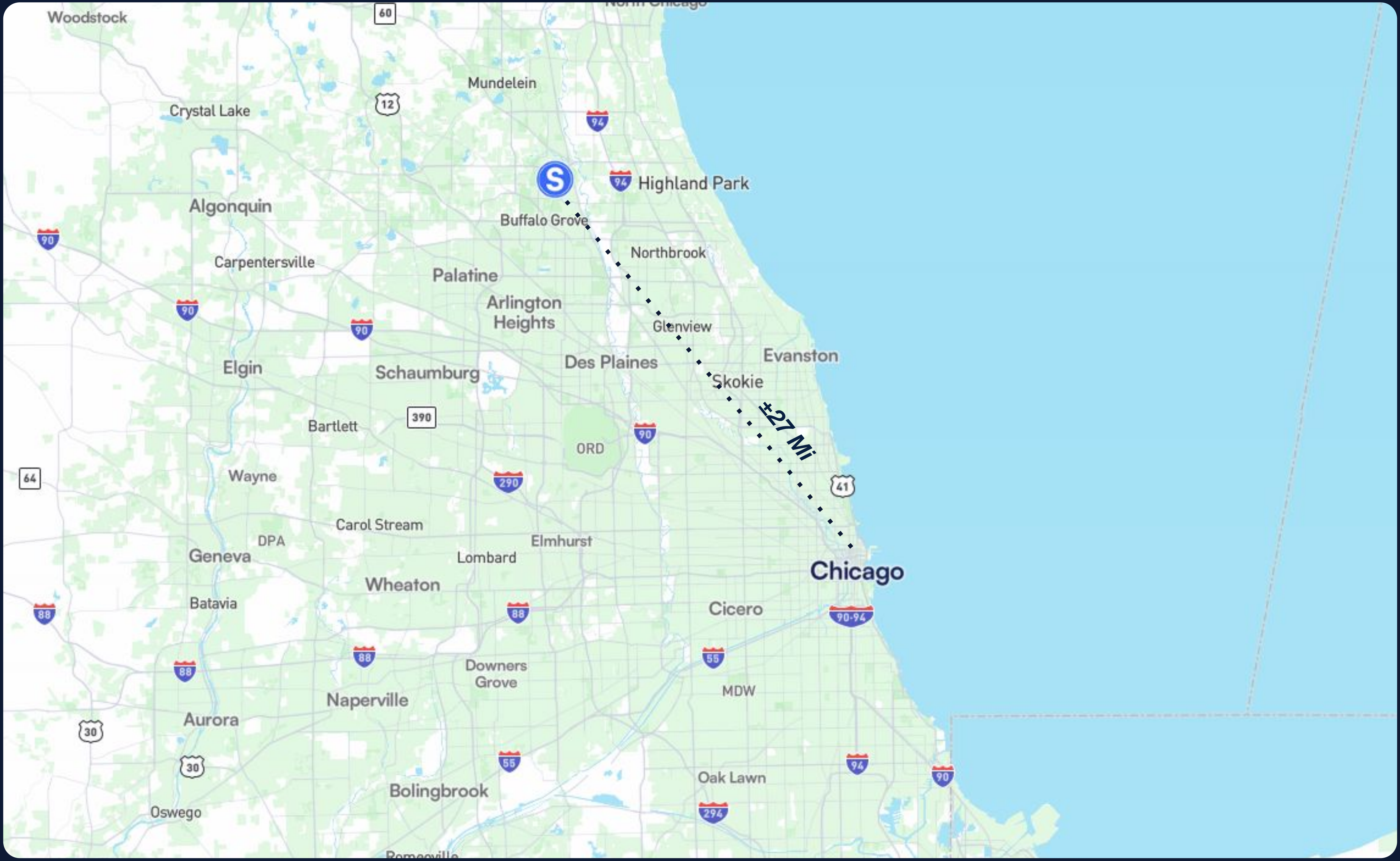
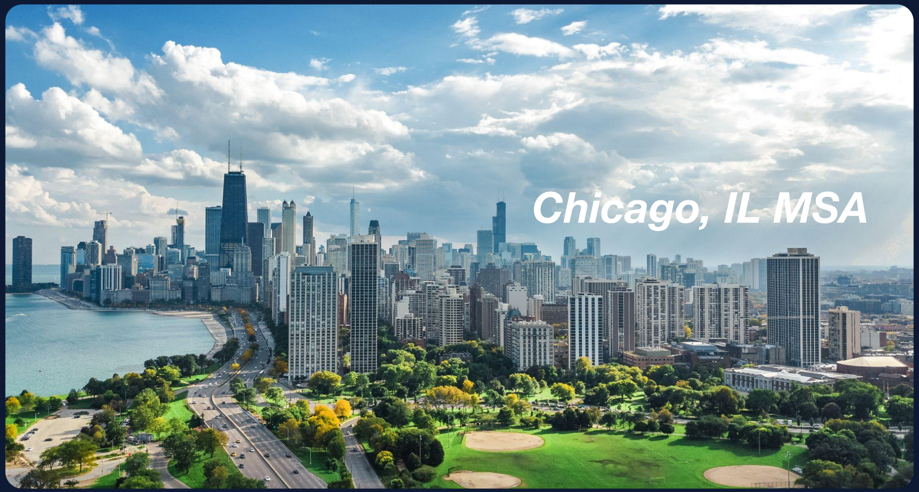
Lincolnshire, IL 60069



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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