

76,828 SF Warehouse/ Manufacturing Facility

Sealed Bid Auction

9200-10 S. Sangamon | Chicago, IL

Min. Bid: \$ 845,000 Plus Buyer's Premium

Investment Highlights

- 76,828 SF industrial building
 - Includes 2,000 SF office
 - 74,828 SF manufacturing/warehouse
- Average ceiling height: 17'
- Loading: 9 dock doors, 3 drive-in doors
- Two secured parking lots
- Access from 92nd and 93rd/Sangamon
- Adjacent to rail tracks
- Short drive from I-94 and I-57
- Zoning: M1-1
- Taxes (2013): \$28,513
- Adjacent sites also for sale at auction

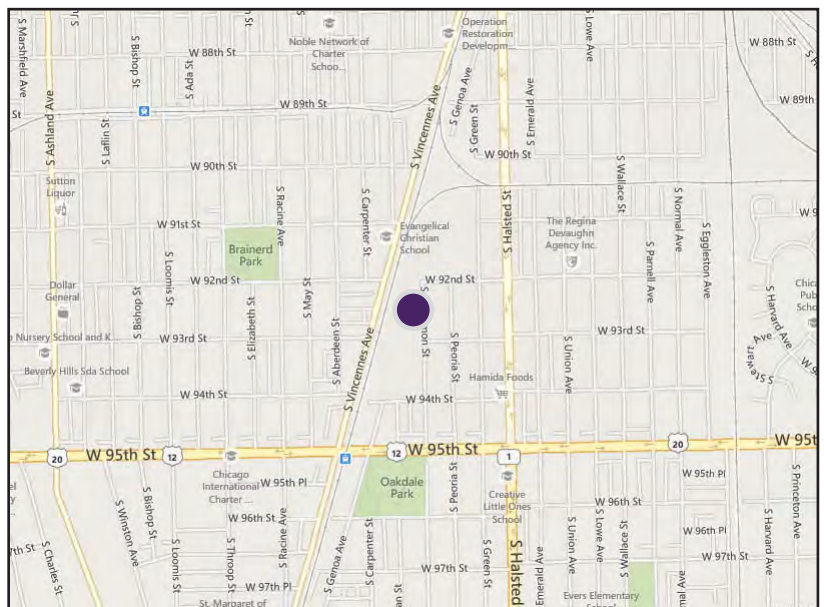
***Bids must be received by
Oct. 16, 2014 at 5:00 p.m.***

Property Highlights

Used by a liquid packaging company, this 76,828 square foot infill warehouse and manufacturing facility features 17' ceilings on average and a 2,000 square foot office. The facility has been expanded several times and includes nine dock doors, three drive-in doors, and two secured parking lots.

Area Highlights

Located in the Washington Heights neighborhood, this property is a short distance from 95th St., I-94 and I-57 and an intermodal rail yard is located a few miles east of the property. This infill location is a great location for warehousing, distribution or manufacturing.



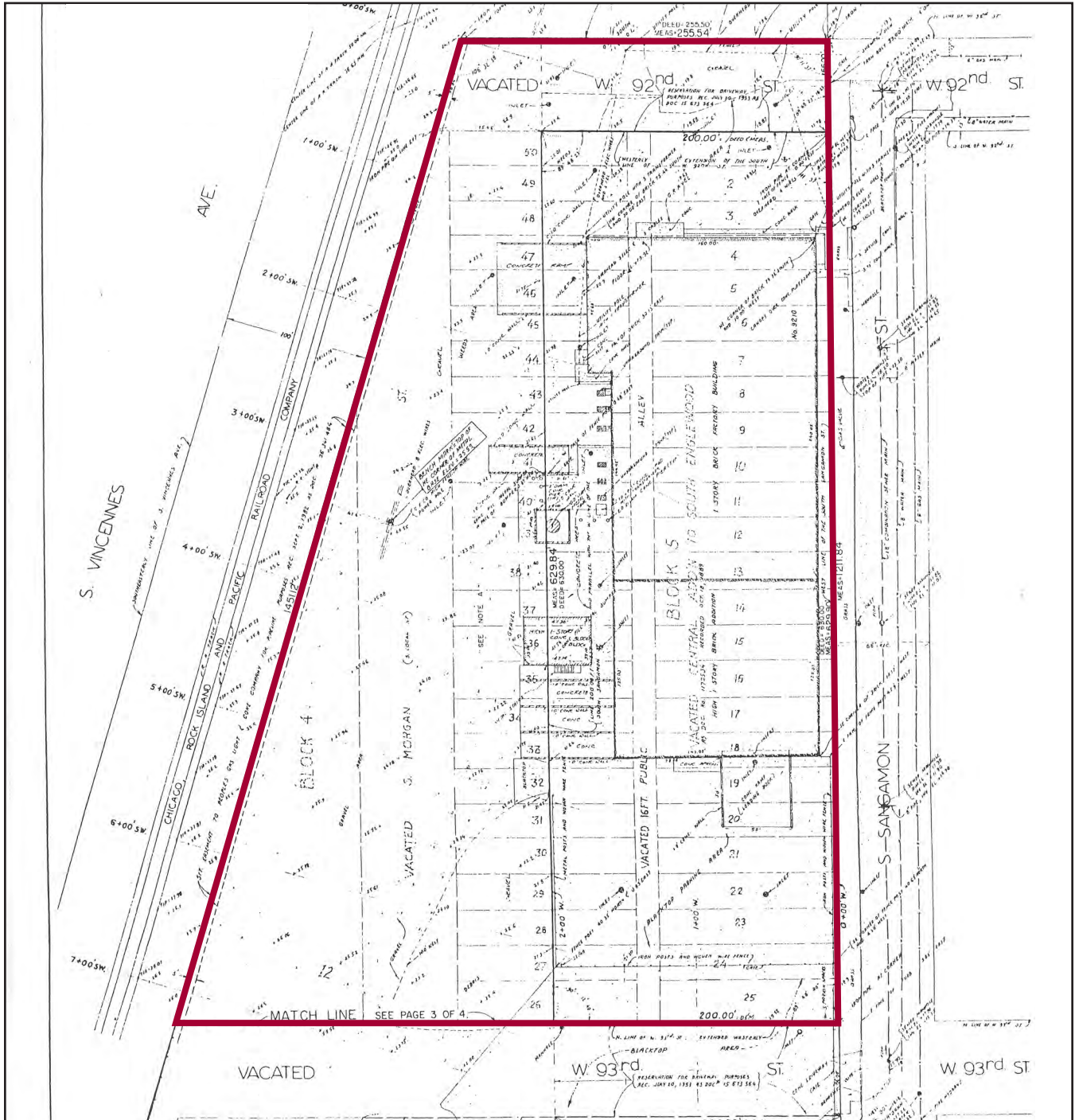
Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

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**MILLENNIUM
PROPERTIES R/E**

Survey



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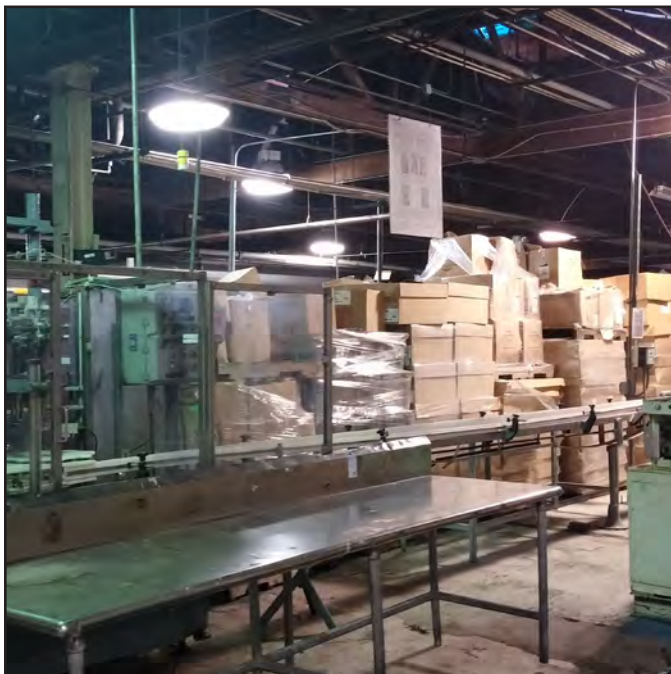
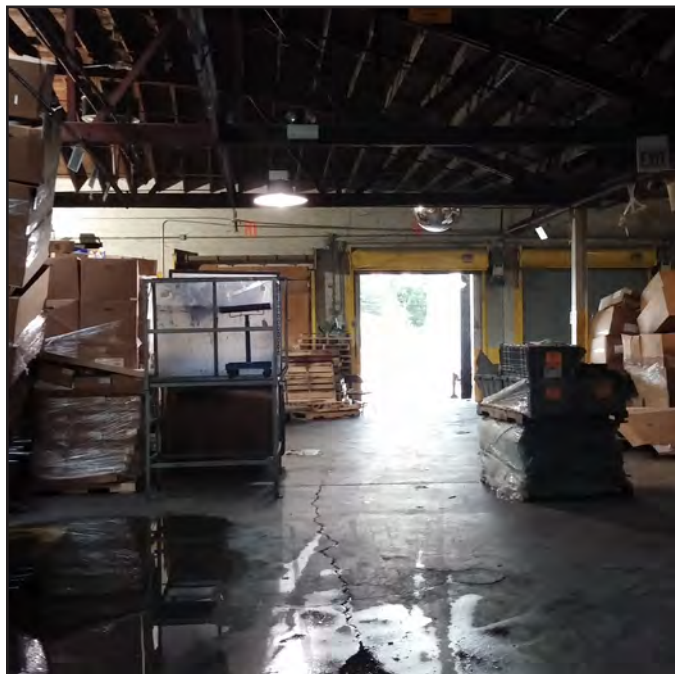
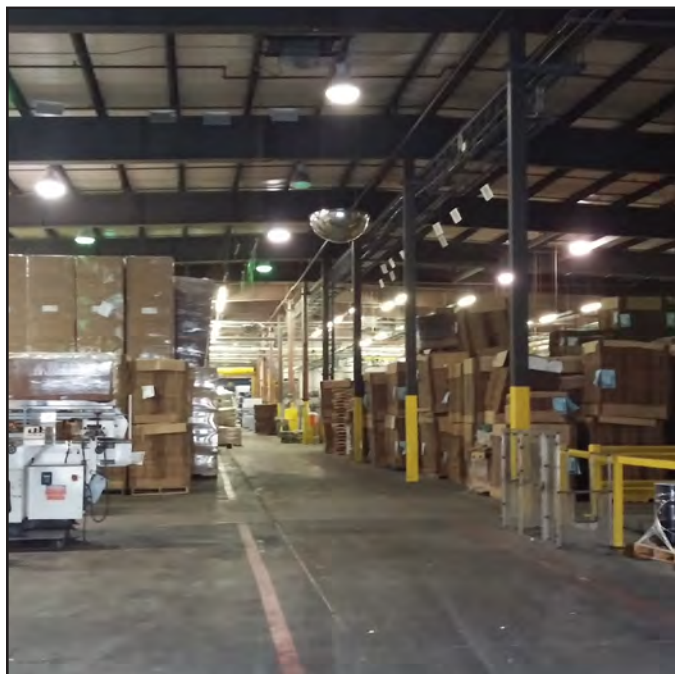
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Property Photos



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Additional Properties Available at Auction



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TERMS OF SALE – SEALED BID

CASHIER'S CHECK REQUIRED TO BID

All bidders will be required to provide a cashier's check payable to Millennium Properties R/E, Inc. in the amount assigned to each property. Please refer to the second page to verify the "Cashier's Check Required to Bid" amount for the property you intend to bid on.

BUYER'S PREMIUM

The purchaser shall pay a premium based on a percentage of the high bid price indicated in the Agreement. The buyer's premium of six percent (6.0%) shall be added to the final bid and inserted in the Agreement to determine the total purchase price.

AGENCY DISCLOSURE

Millennium Properties R/E, Inc. (Auctioneer) and all other licensees employed by or associated with the Broker, represent the Seller in the sale of these properties.

AUCTION FORMAT

This is a sealed bid auction. Bids must be received at the office of Millennium Properties R/E, Inc. by the bid deadline.

ATTORNEY REVIEW RECOMMENDED

Information contained in this brochure and all other auction-related material, such as the Bidder's Information Package, should be carefully reviewed by an attorney prior to the auction and is subject to and may be superseded by (a) the approved Real Estate Sale Contract, as well as by (b) announcements made prior to the bid deadline.

OFFERING METHOD

Subject to Minimum Bid

If the Property is being offered Subject to a Minimum Bid, it shall become an Absolute sale upon reaching or exceeding the Published Minimum Bid.

EARNEST MONEY

The Successful Bidder must increase their earnest money deposit to ten percent (10%) of the purchase price within five (5) business days following the full execution of the Contract. The Earnest Money shall be applied to the Purchase Price.

CLOSING DATE

All sales will close on or before the dates stated below, at which time the purchaser will pay the balance of the purchase price. Each property shall close within 30 days of contract acceptance.

TITLE INSURANCE

The purchaser shall receive standard owner's title insurance policy showing the title to be free from all encumbrances, except permitted exceptions specified in the Agreement. If you wish to have title insurance with respect to survey matters, you must produce a survey prior to closing. If you wish to have extended title coverage, you will need to pay any costs above and beyond the provided standard owner's title insurance policy.

INSPECTION OF THE PROPERTY

These properties are being sold on an "AS-IS, WHERE-IS" basis. Your complete inspection of the property by your experts at the designated time prior to the auction is encouraged. Those inspecting the property assume all risks associated with any inspection.

BID DEADLINE

All bids must be received at the office of Millennium Properties R/E, Inc. by 5:00PM CDT on October 16, 2014. Our offices are located at 200 W. Madison St., 36th Floor, Chicago, IL 60606. We suggest mailing bids with a tracking number or delivery certification service.

REAL ESTATE TAXES

There shall be no proration for real estate taxes, rents or security deposits. Purchaser agrees to take title to the Real Property subject to any and all real estate taxes. Seller covenants to pay the taxes prior to the date they are due. All state and county transfer and conveyance and/or documentary stamps shall be paid by Seller. All local or city transfer stamps shall be paid by Purchaser. The costs of the escrow shall be divided equally between Seller and Purchaser.

BROKER PARTICIPATION INVITED

A referral fee in the amount of two percent (2.0%) of the high bid price will be paid by Seller to the real estate agent or broker acting as a "Buyer Broker", whose Client pays for and closes on a property. To qualify for the referral fee, the real estate agent or broker must: (a) be a licensed real estate agent or broker in the state in which the property is located who will abide by the National Association of Realtors® Code of Ethics; (b) register the Client by certified mail return receipt requested, on company stationery, which must be signed by both broker and Client and confirm the "buyer-broker" arrangement ("Registration"), with Millennium Properties R/E, Inc., 200 W. Madison Street, 36th Floor, Chicago, IL 60606. Attention: Auction Project Coordinator, by

October 2, 2014; (c) insure that the Registration is received before any inspection of the property by the Client; (d) sign in and attend a scheduled Open House with the Client; (e) attend the auction with the Client and bid with or for the Client; and (f) insure that the Buyer's Premium is included in Real Estate Sale Contract signed by the Client. All Registrations accepted will be acknowledged by the Auctioneer. Each participating agent or broker must bring this acknowledged Registration to the auction for registration verification purposes. A complete file of the Registration on all Clients will be maintained. No Broker registration will be recognized on a Client who has previously contracted or been contacted by the Sellers, their representatives or Auctioneer. Referral fees will be paid upon closing by Sellers and receipt of all commissions by Auctioneer. Referral fees are based on the high bid amount. No referral fees will be paid by the seller, if the broker, the broker's agents or a member of the broker's immediate family is participating in the purchase of the property. An affidavit will be required certifying that the broker is not acting or participating in any way as a principal. No sub-agency shall be offered to any broker by Auctioneer. There can be NO EXCEPTIONS to this procedure and no oral Registrations will be accepted. If a referring broker has not met all of these requirements, no referral fee will be paid to the referring broker, even if the referring broker's Client purchases the property.

Address	Minimum Bid	Cashier's Check Required to Bid
9200-10 S. Sangamon Chicago, IL	\$845,000	\$75,000
9310-20 S. Sangamon Chicago, IL	\$665,000	\$60,000
900 W. 91st St. Chicago, IL	\$375,000	\$35,000
954-1000 W. 94th St. Chicago, IL	\$165,000	\$25,000
Total Minimum Bid Price	\$2,050,000	\$195,000
Sangamon Portfolio (All 4) Chicago, IL	\$1,950,000	\$175,000

DISCLAIMER

The information contained in this brochure is subject to inspection and verification by all parties relying on it. Sellers, their agents and Millennium Properties R/E, Inc. assume no liability for its inaccuracy, errors or omissions. ALL SQUARE FOOTAGE, DIMENSIONS AND TAXES IN THIS BROCHURE ARE APPROXIMATE. This offering may be withdrawn, modified or cancelled without any notice at any time and is subject to prior sale. This is not a solicitation to residents of any state where this offering is prohibited by law.