

In a Unique Transaction, Entre Completes Sale, Lease Termination, Leaseback and New Lease on an 82,000 SF Building in Zion, IL

Zion, IL (March 2020) - Entre Commercial Realty is pleased to announce that the firm has completed the sale of an 82,000 SF building at 1700 Kiefer Drive in Zion, IL. As part of a multi-faceted transaction, the building's previous tenant, Kiefer Associates, agreed to an early termination of a long-term lease on the entire building and entered into a short-term master leaseback for a smaller portion of the property. The property was then sold to an investment group which includes the principals of American Eagle Packaging Company (AEP); a regional full-service packaging company specializing in Vendor Managed inventory programs and Just In Time (JIT) delivery service.

American Eagle Packaging will move into a portion of the facility and utilize this location to serve its customers in far northern Illinois and Wisconsin. The remainder of the building will be subdivided into 3 additional units offering tenant spaces ranging from 8,000 SF up to 40,000 SF. Each unit will feature upgraded office space, dedicated truck loading areas, 21' clear ceilings, and white-boxed warehouse space. Exterior improvements will include paint/façade upgrades, roofing, landscaping and parking area upgrades. The building also features extra land for potential outdoor storage, truck/trailer parking or expanded vehicle parking.



Entre's Dan Benassi, SIOR, Dan Jones, SIOR and Sam Deihls were the sole brokers in the transaction. Entre has also been retained to manage and lease the property going forward.

About Entre Commercial Realty LLC

Entre Commercial Realty LLC is a full-service industrial/commercial real estate firm based in Arlington Heights, IL. Entre provides a wide range of real estate services including brokerage, property management, and construction throughout the metro-Chicago area and nationally through its affiliates.

For more information visit www.entrecommercial.com