

80 TAFT DRIVE

South Holland, Illinois

Industrial Outdoor Storage (IOS) & Industrial Land Opportunity

Offering Memorandum

Prepared Exclusively By: **MoHall Commercial & Urban Development**

Chicago, Illinois | Moses Hall, CCIM, Managing Broker



MoHall Commercial
& Urban Development

Executive Summary

80 Taft Drive presents a rare opportunity to acquire strategically positioned industrial land within the established South Holland industrial corridor in the Chicago metropolitan area. The property offers immediate access to major transportation arteries, regional logistics infrastructure, and one of the strongest industrial markets in North America.

The site is ideally suited for Industrial Outdoor Storage (IOS), contractor operations, fleet parking, logistics staging, equipment storage, and light industrial service operations. Given the increasing scarcity of IOS-zoned properties throughout the Chicagoland market, 80 Taft Drive represents a compelling opportunity for both owner-users and investors seeking exposure to the industrial sector.

The property benefits from proximity to Interstate 94, Interstate 294, Interstate 80, Halsted Street, and numerous rail and freight corridors serving regional and national distribution networks.

The South Suburban industrial market continues to experience strong demand fundamentals driven by e-commerce growth, distribution and logistics expansion, limited industrial land supply, regional transportation connectivity, and infrastructure investment, and industrial outdoor storage demand.

Investment Highlights



Rare Infill Industrial Land Opportunity

Industrial land opportunities within the South Suburban Chicago market continue to become increasingly scarce due to rising industrial demand and limited supply.



Strategic Logistics Positioning

Immediate accessibility to Interstate 94, Interstate 294, Interstate 80, Halsted Street corridor, regional rail infrastructure, and Chicago intermodal systems.



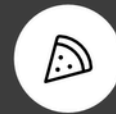
Strong IOS Demand Fundamentals

Industrial Outdoor Storage assets continue to outperform due to increasing demand from transportation companies, construction firms, equipment operators, logistics providers, utility contractors, and fleet operators.



Flexible Industrial Utility

The site supports contractor yards, fleet parking, trailer storage, equipment storage, material staging, outdoor industrial operations, and light industrial service uses.



Chicago land Industrial Market Strength

Chicago remains one of North America's premier industrial markets with extensive transportation infrastructure, national rail connectivity, deep labor pool, strong manufacturing presence, expanding logistics sector, and institutional industrial investment activity.

Property Overview

Property Information

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|-----------------------------|--|
| Property Address | 80 Taft Drive, South Holland, Illinois |
| Property Type | Industrial Land / IOS Opportunity |
| Parcel Number | 29-22-104-006-0000 |
| Approximate Lot Size | ±10,193 SF |
| Zoning | Light Industrial (LI) |
| Potential Uses | IOS, Contractor Yard, Fleet Storage |
| Market | South Suburban Chicago |



Property Description

80 Taft Drive consists of industrial-zoned land strategically located within an established industrial corridor in South Holland, Illinois. The property's accessibility and functional industrial positioning create a versatile opportunity for industrial users seeking outdoor storage capabilities and logistical connectivity.

The site's location within the South Suburban industrial corridor positions it near a variety of industrial operators, warehouses, distribution facilities, transportation companies, and manufacturing users.

Location Overview

South Holland, Illinois

South Holland is a strategically positioned industrial and commercial suburb located within the southern portion of the Chicago metropolitan area. The village benefits from direct connectivity to regional interstate systems and proximity to major freight transportation infrastructure.

Manufacturing Hub

Historically served as a center for manufacturing operations and industrial production facilities throughout the region.

Distribution Center

Strategic location supports regional and national distribution networks with efficient freight movement capabilities.

Transportation Operations

Proximity to major highways and rail infrastructure makes it ideal for transportation and logistics companies.

Warehousing

Established presence of warehouse and storage facilities serving Midwest distribution requirements.

Its central location within the Midwest transportation network provides efficient access to Chicago, Northwest Indiana, and major national freight corridors.

Chicagoland Industrial Market Overview

Chicago remains one of the largest and most significant industrial markets in North America. The region benefits from one of the nation's largest freight transportation systems, extensive interstate connectivity, six Class I railroads, major intermodal facilities, O'Hare International Airport cargo operations, a strong consumer base, and an expanding e-commerce infrastructure.



Rail Connectivity

Six Class I railroads and major intermodal facilities provide extensive freight distribution capabilities throughout North America.



Air Cargo Operations

O'Hare International Airport serves as a major cargo gateway for international and domestic freight movement.



Interstate System

Extensive highway network provides direct access to major metropolitan markets throughout the United States.



Warehousing Hub

One of the largest concentrations of warehouse and distribution space in North America serving national logistics networks.

Industrial demand throughout the Chicago market continues to remain elevated due to sustained logistics expansion and constrained industrial land availability. The South Suburban industrial corridor has increasingly become attractive to industrial operators due to relative affordability, transportation access, available industrial infrastructure, regional labor access, and distribution connectivity.

Industrial Outdoor Storage Market Fundamentals

Industrial Outdoor Storage (IOS) has emerged as one of the most sought-after industrial asset classes nationally. IOS properties typically serve users requiring outdoor storage capacity, vehicle parking, trailer storage, equipment staging, contractor operations, and logistics overflow space.



E-commerce Growth

Expanding online retail driving increased logistics and distribution requirements



Infrastructure Investment

Government and private sector infrastructure projects requiring equipment storage



Construction Activity

Residential and commercial development creating demand for contractor yards



Fleet Expansion

Transportation companies requiring parking and staging facilities for vehicles

At the same time, zoning restrictions and land scarcity have significantly limited available supply. As a result, IOS assets continue to experience strong occupancy levels, increased investor demand, rising rental rates, long-term tenant retention, and strong value appreciation. 80 Taft Drive is positioned to capitalize on these favorable industrial trends.

Site & Zoning Analysis

Industrial Zoning

The property benefits from Light Industrial zoning, supporting a variety of industrial and commercial applications.

Contractor Yard Operations

Equipment storage, material staging, and operational support for construction and service contractors throughout the region.

Industrial Storage

Outdoor storage capacity for materials, equipment, inventory, and operational supplies for industrial users.

Fleet Parking

Parking and staging area for transportation fleets, commercial vehicles, and delivery operations.

Equipment Storage

Secure outdoor storage for heavy equipment, machinery, vehicles, and industrial assets.

Trailer Parking

Storage and staging for trailers, containers, and transportation equipment for logistics operators.

Light Industrial Services

Support services, maintenance operations, and light manufacturing activities compatible with zoning requirements.

📄 Prospective purchasers should independently verify all permitted uses with the Village of South Holland.

Accessibility & Transportation Infrastructure

The property offers strong regional accessibility through proximity to major transportation infrastructure throughout the Chicago metropolitan area.

Interstate 94

Provides north-south regional connectivity throughout Chicago and into Northwest Indiana.

Interstate 294

Serves as a major regional bypass route supporting freight and industrial transportation.

Interstate 80

One of the nation's most heavily traveled freight corridors connecting East and West.

The greater Chicago region remains the largest rail hub in North America, supporting extensive industrial distribution capabilities. The property's positioning provides access to intermodal facilities, warehousing hubs, freight corridors, distribution centers, manufacturing operators, and Midwest transportation routes.



Potential Uses & Investment Considerations



Industrial Outdoor Storage (IOS)

Outdoor storage for trailers, vehicles, containers, and equipment serving logistics and transportation companies.



Contractor Yard

Suitable for contractors requiring equipment storage and operational staging for construction projects.



Fleet Parking

Parking and staging area for transportation fleets and commercial vehicles throughout the region.



Logistics Support Facility

Overflow storage and operational support for nearby distribution operators and warehouse facilities.



Equipment & Material Storage

Storage for industrial equipment, construction materials, and operational inventory for various industrial users.

Investment Considerations



Long-Term Industrial Demand

The Chicago industrial market continues to demonstrate strong long-term growth potential supported by logistics expansion and supply chain infrastructure.



IOS Scarcity

Industrial Outdoor Storage properties remain increasingly difficult to replicate due to zoning limitations and land constraints.



Strategic Transportation Positioning

Access to major interstate systems significantly enhances the property's operational utility and market value.



Flexible User Profile

This site appeals to a broad range of industrial operators and owner-users seeking outdoor storage capabilities.



Value Creation Potential

Future operational improvements and industrial demand growth may create additional value opportunities for ownership.



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