

FOR SALE

\$3,850,000 (\$72.64/SF) | Cap Rate 7.9%



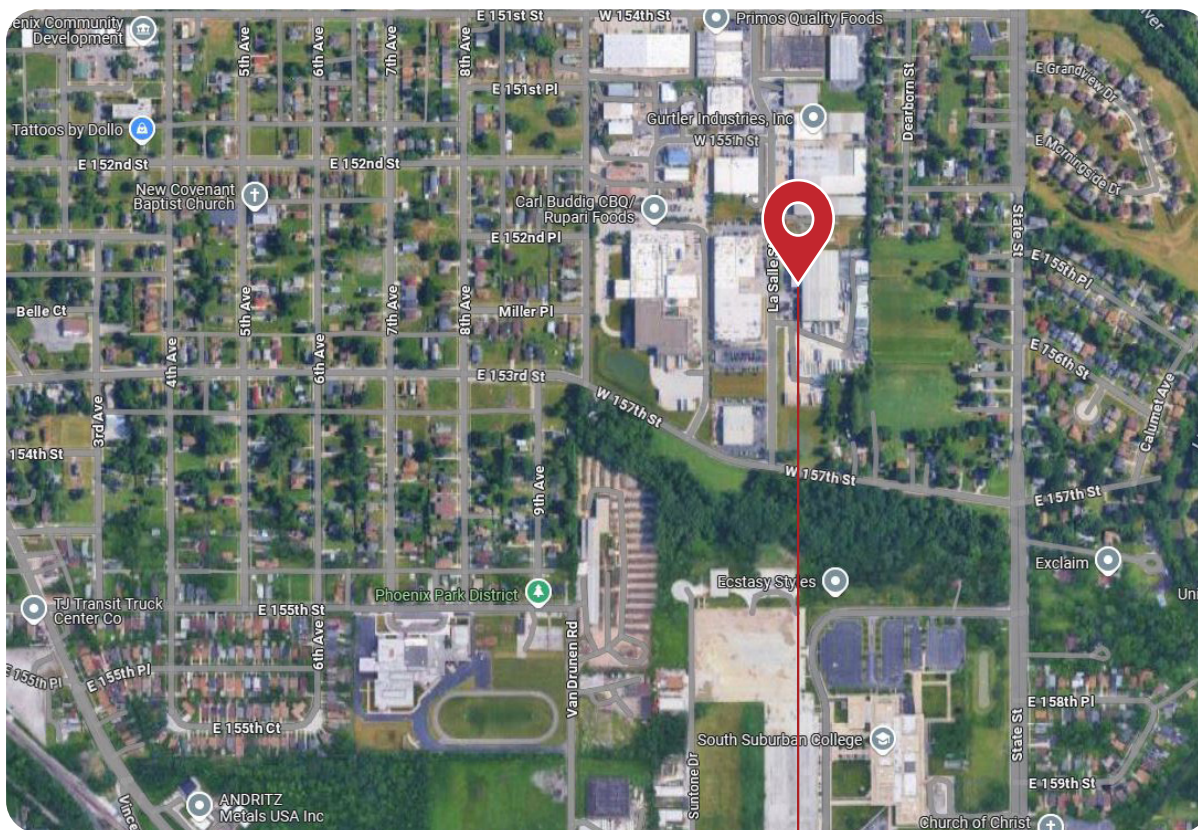
15555 LaSalle St., South Holland, IL 60473 | 53,000 sf on 7.46 acres | Built 1996

	Space SF	Annual Rent	Rent/SF	Expires
Centurion Container	40,800	\$184,849	\$4.53	3/31/2028
Core Plastech	12,000	\$119,988	\$10.00	3/31/2028
Total Rent	53,000	\$304,826	\$5.75	

All leases have annual bumps of greater of CPI or 3%.

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Absolute Net Leased Industrial Building



Centurion Container LLC established a partnership with Greif, Inc. in April 2020 with Greif owning 8% of Centurion. In April 2023, Greif increased their ownership to 80% of the company. In April 2025, Greif will own 100% of Centurion Container.

www.centurionibc.com



Greif is a global leader in industrial packaging products and services, growing from its beginnings in 1887 in Cleveland, Ohio, to a global footprint across 40 countries and 250-plus locations. The Company has a workforce of over 17,000 colleagues. Revenue \$5.45 Billion. NYSE Symbol GEF. Greif is number 584 on the Fortune 1000 list of the largest companies in America.

www.centurionibc.com



Core Plastech International, Inc, a subsidiary of Time Technoplast Ltd. a public company in India. Core Plastech a fully owned subsidiary of Time Technoplast Ltd. is setting up multiple manufacturing facilities in US to cater to the packaging requirements of the Chemical Industry, AG Chemical Industry, Food and other intermediate product categories.

www.coreplastech.com



Time Technoplast Ltd. is a multinational innovative polymer product Company with manufacturing facilities in over 11 countries. It is the 420th on the India Fortune 500.

Company caters to business segments such as Industrial Packaging, Composite Products Solutions, Materials Handling, Infrastructure and Automotive products.

Time Industrial Packaging Division caters to the packaging requirements of the leading and reputed names in the Chemical and Allied Industries with its offering, including IBC Totes, PE Drums Tight Head and Open Top, Jerrycans and Plastic Pails / Buckets.

www.timetechnoplast.com

BROKERAGE SERVICES DISCLOSURE

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Disclosure of Agency: Broker, D.W. Jackson, Inc., dba The Jackson Company, represents the Seller.

Broker License # 496565 | Sales Agent License #0276047

Buyer _____ Date _____

Regulated by the Texas Real Estate Commission

Information Available at www.trec.texas.gov

02.10.2025