

# For Sale 85,865 SF

1501 Morrow Ave  
North Chicago, Illinois



## Former Jelly Belly Candy Co Facility

HOME

AVAILABLE

BUILDING PLAN

SITE PLAN

LOCATION

For more information, please contact:

**Keith Puritz**  
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**Chris Wood**  
Vice Chair  
+1 312 424 8064  
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## Building Overview

Total Building Size:	85,865 SF
Office Size:	Varies
Site Size:	2.06 acres plus additional 1.06 acre parking lot (paved, fenced, lighted)
Clear Height:	Varies
Loading:	3 Docks
Car Parking:	100+
Power:	Heavy, with varied amperage @ 480 and 240 Volts
HVAC:	Portions of the plant fully air-conditioned and humidity controlled

**Sale Price:** **\$3,500,000**

**Real Estate Taxes (2023):** **\$80,280**



## Ideal Uses

- Candy and food related production
- Contract packaging
- Contract manufacturing

## Facility Certifications

- FDA
- NSF
- SQF
- Silliker
- Organic
- AIB

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## North Chicago, Illinois



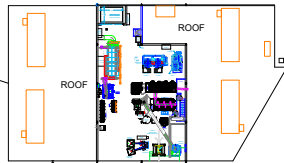
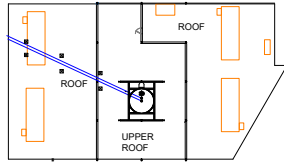
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ROOF TOTAL = 5,650 FT<sup>2</sup>  
 KITCHEN = 2,450 FT<sup>2</sup>  
 ENTIRE AREA = 8,100 FT<sup>2</sup>

BUILDING #1  
 THIRD FLOOR  
 KITCHEN  
 AND ROOF

BUILDING #2  
 2ND FLOOR

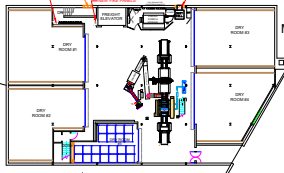
AREA =  
 6,275 FT<sup>2</sup>

Walk-in Cooler

AREA =  
 10,665 FT<sup>2</sup>

BUILDING #3  
 PACKAGING

AREA =  
 8,125 FT<sup>2</sup>

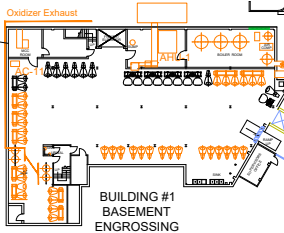


BUILDING #1  
 2ND FLOOR  
 MOGUL ROOM

BUILDING #1  
 POLISHING

AREA =  
 11,375 FT<sup>2</sup>

AREA =  
 8,250 FT<sup>2</sup>



BUILDING #1  
 BASEMENT  
 ENGROSSING

AREA =  
 8,900 FT<sup>2</sup>

AREA =  
 9,700 FT<sup>2</sup>

BUILDING #2  
 BASEMENT

HATCHED AREA =  
 8,620 FT<sup>2</sup>

AREA =  
 18,000 FT<sup>2</sup>

AREA =  
 1,675 FT<sup>2</sup>

BLDG.#4

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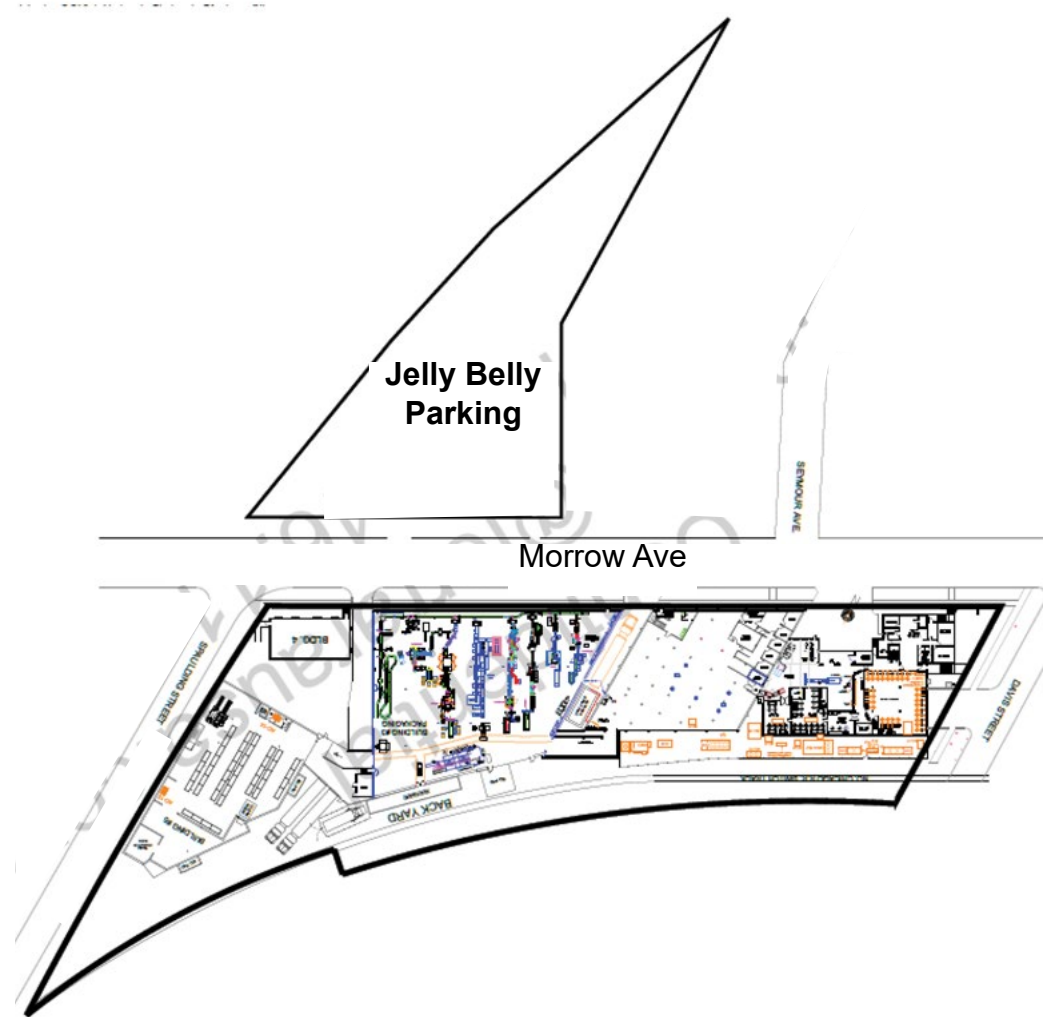
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