

## Investment Opportunity

### INVESTMENT OPPORTUNITY 14,750 SF MULTI TENANT INDUSTRIAL WAREHOUSE / OFFICE

14,750 SF, 10 unit brick/metal investment property built in 1986. Consists of (8) office and (2) warehouse spaces. Current NOI is \$65,042. See attached layout. Contact broker for financials and rent roll.

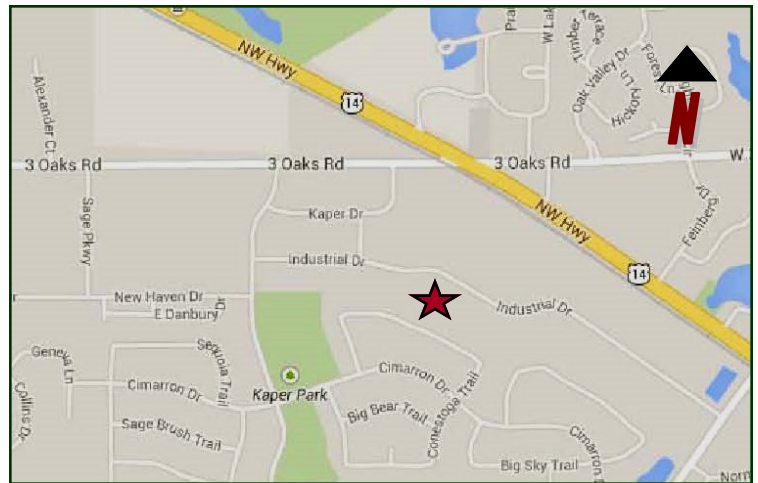


LoopNet: 20738519

MLS: 09706590

#### PROPERTY SPECIFICATIONS

Description:	Multi Tenant Industrial / Office Building
Building Size:	14,750 SF
Land Size:	1.014 AC (2 PIN #s)
Year Built:	1986
HVAC System:	Varies Per Unit
Electric:	Varies
Sprinklered:	No
Washrooms:	Varies
Flooring:	Varies
Ceiling Height:	8'-12'
Parking:	Common 34 Spaces
Sewer: City	Water: City
Zoning:	M
Taxes:	\$19,218.64 (2016)
CAP Rate:	8.2%
Sale Price:	\$785,000



**Directions:** Route 14 to Three Oaks Parkway west to Industrial Dr. south.

**PIN:** 19-11-427-007, 008

July 31, 2017

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

xIndustrial  
xCommercial  
xOffice  
xLand  
xBusiness

735 Industrial Drive  
Cary, IL 60013

