

FULLY LEASED INVESTMENT BUILDING

INVESTMENT OPPORTUNITY

FULLY LEASED 8.1% CAP

12,000 SF (4-Units)

Fully leased 4-unit industrial building for sale with additional land for possible expansion or outside storage yard. Currently divided into (2) 3,000 SF units, (1) 4,500 SF unit and (1) 1,500 SF unit.

Located just off Route 12. Ideal for contractors, assembly, distribution/warehouse, etc. Contact broker for rent roll and financials. See attached layout 8.1% CAP.

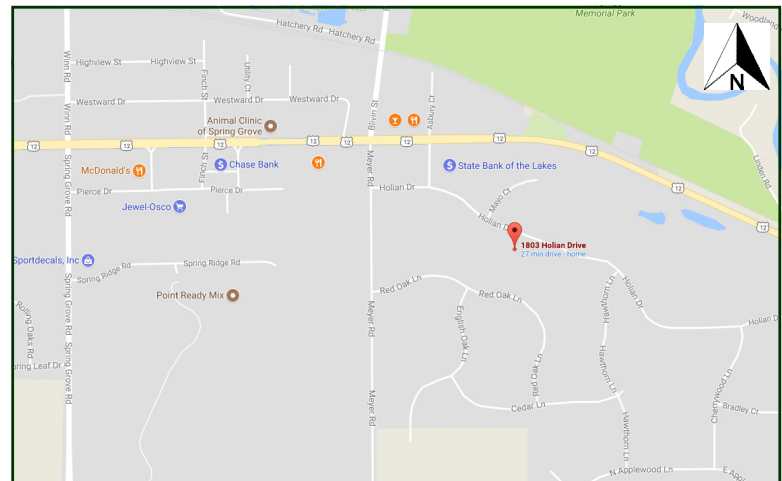
MLS: 09779923

PROPERTY SPECIFICATIONS

Year Built:	2001
Building Size:	12,000 SF
Land Size:	1.83 acres
Office/Showroom:	Varies
HVAC System:	4 units, gas, forced air & AC (AC also in larger warehouse)
Power:	200 amp, 240V, 3 phase
Sprinklered:	No
Floor Drains:	None
Ceiling Height:	16'-20'
Parking:	48 spaces
Washroom(s):	(7) Handicap equipped
Truck Docks:	None
Drive-in-Doors:	(4) 12'x14'
Sewer: City	Water: Well
Possession:	Closing
Zoning:	I—Industrial
Real Estate Taxes:	\$12,226.16 (2016)
Sale Price:	\$625,000 (\$52.08)



FULLY LEASED



Directions: North on Route 12 (Rand Road) to Spring Grove, north to Meyer Road, turn south on Meyer Road.

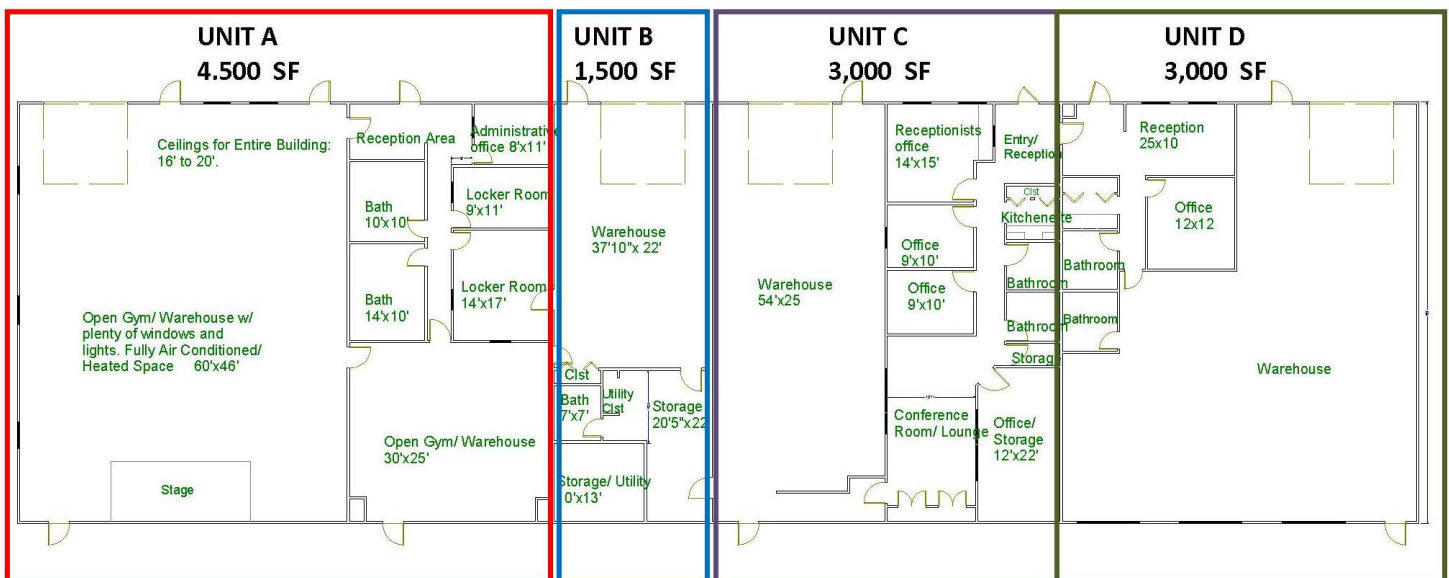
PIN: 05-30-302-005

November 28, 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.

- Industrial
- Commercial
- Office
- Land
- Business

1803 Holian Drive
Spring Grove, IL 60081



*All Measurements Approximate