



10 Lane Indoor Firing Range

233 Mooney Dr, Bourbonnais, IL 60914

Indoor Firing Range/ Industrial Facility

INDUSTRIAL PROPERTY FOR SALE 233 MOONEY DR, BOURBONNAIS, IL



OFFERING SUMMARY

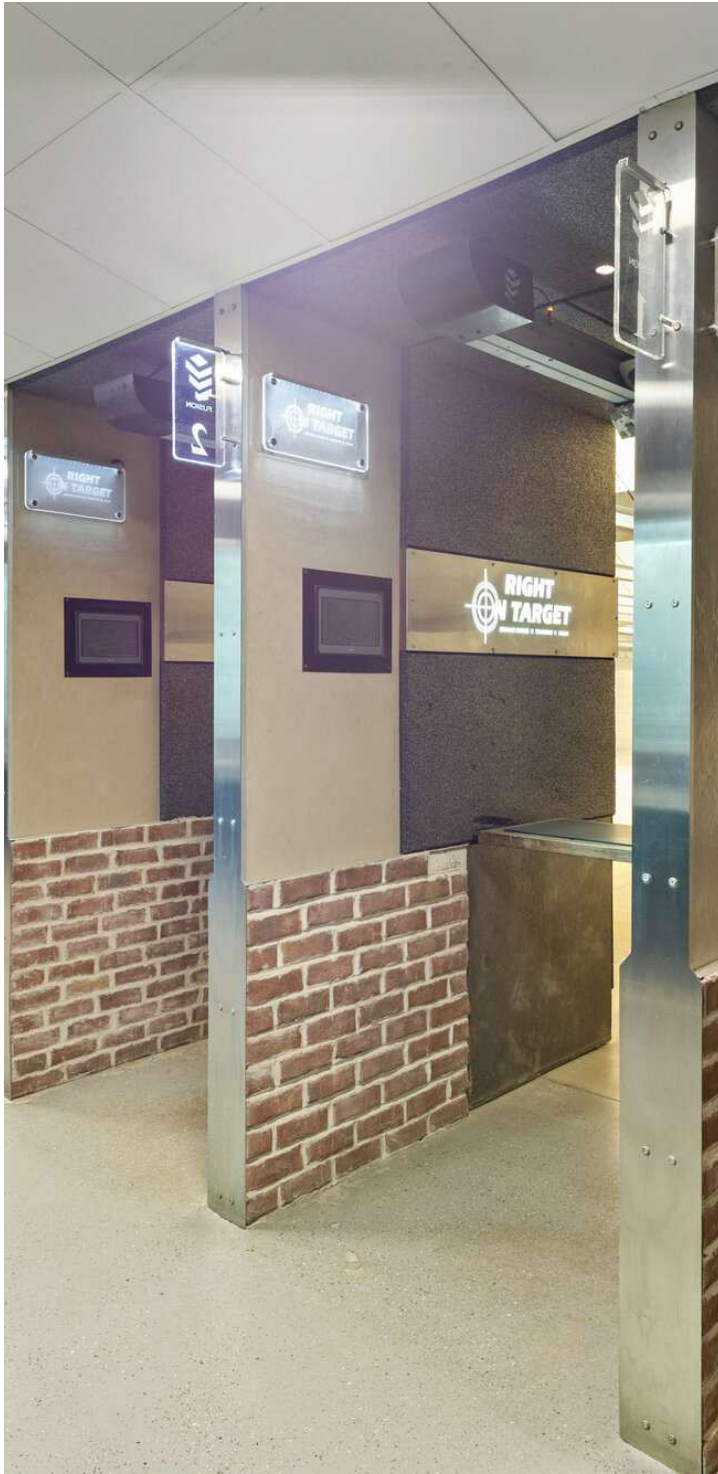
Sale Price:	\$1,800,000
Building Size:	8,820 SF
Lot Size:	2.08 Acres
Real Estate Taxes:	\$14,289
Year Built:	2017
Zoning:	M-1

PROPERTY OVERVIEW

This unique 8,820 square foot property offers a premier opportunity for investors or operators in the firearm, training, or sporting goods industries. The building is currently configured as a 10-lane indoor firing range paired with a modern retail and training component. Retail/Office Area (2,388 SF): Featuring 20' ceilings, abundant natural light, and multiple display areas, this space is ideal for retail sales. Includes a private office and a dedicated classroom/training room. Range/Industrial Area (6,520 SF): Purpose-built to house a state-of-the-art 10-lane firing range with 14' clear height and touchscreen technology and advanced air handling. Facility Features: ADA compliant, fully sprinklered, and designed with functionality and safety in mind. Extensive security measures with full camera system and secure doors throughout. Site: Situated on 2.08 acres, the property offers room for future expansion, including the potential to add another 10-lane firing range. Zoning: M-1 (Limited Manufacturing), providing flexibility for various uses. Location: Strategically located near I-57, Route 45, and Route 50, ensuring excellent access and visibility in the heart of Bourbonnais. This property represents a rare opportunity to acquire a turnkey range and retail operation with strong infrastructure and expansion potential in a growing market. This facility could also be used for an industrial shop/ warehouse such as contractor.

Property Description

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PROPERTY DESCRIPTION

Alongside the impressive and expansive showroom, the indoor range at Right On Target is equally extraordinary. Custom-built by Fusion Targets, this 10-lane range stands out as the top range in the region. From framing the entire range with steel reflection assembly, range exhaust fan, dust collection system, and range makeup air and heating system; this facility is built to last.

Each shooting stall at Right On Target is designed with comfort, safety, and luxury in mind. Private 4' by 6' stalls feature individual gun and ammo tables, sound-absorbing and deflecting materials, LCD information screens, state-of-the-art retrieval systems, LED spotlights, acoustic drop ceilings, and brick finishes come together as aesthetically appealing features.

The steel construction of Fusion Targets' bullet chambers allows nearly any carry-friendly firearm to be safely used for practice.

Bullet-resistant viewing windows provide safe observation from the showroom. Add in a temperature-controlled clean air system, 25-yard lanes, and automatic retrieval systems, and it's clear why this range is an opportunity unlike any other in the area.

Exterior Photos

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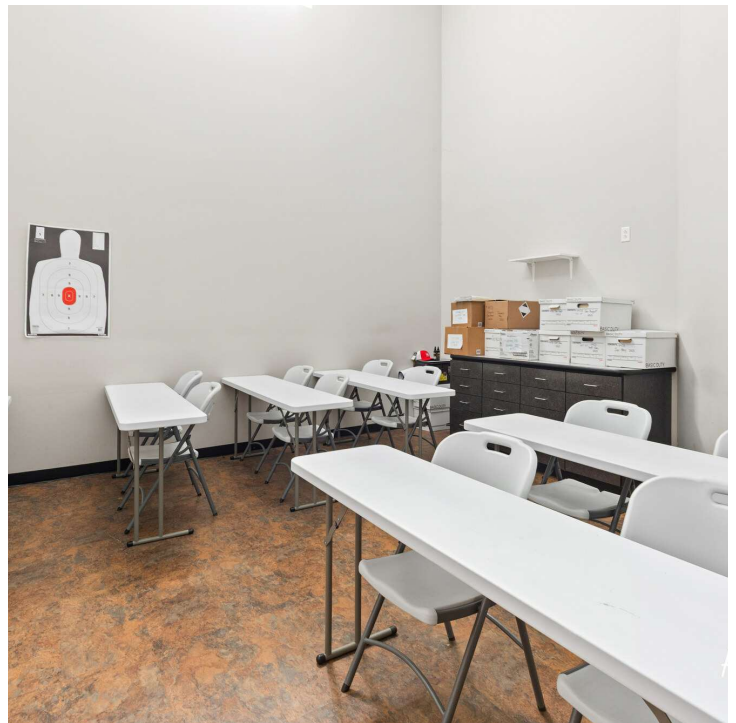


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Showroom Photos

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Drone Photos

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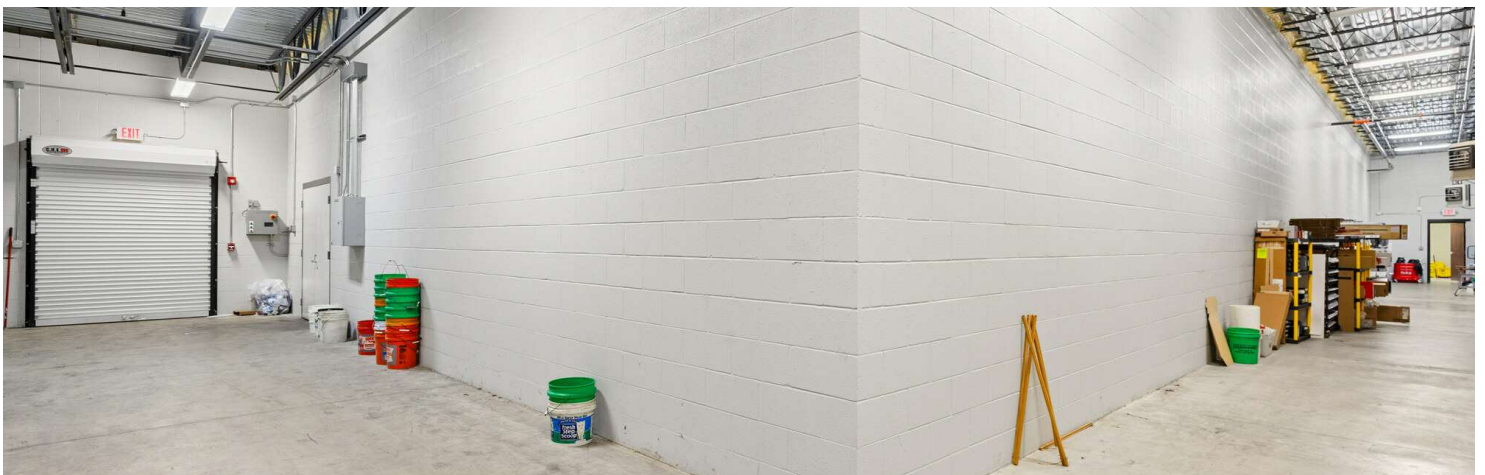


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Range Photos

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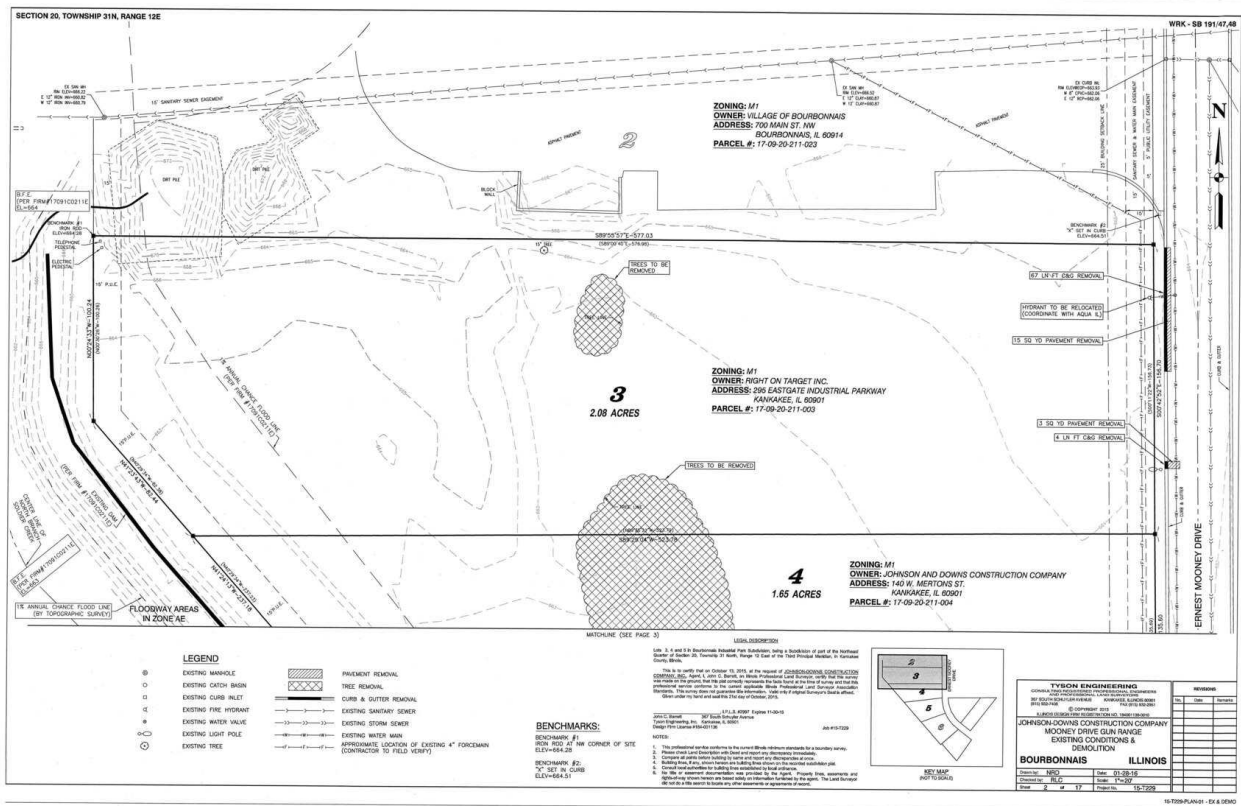


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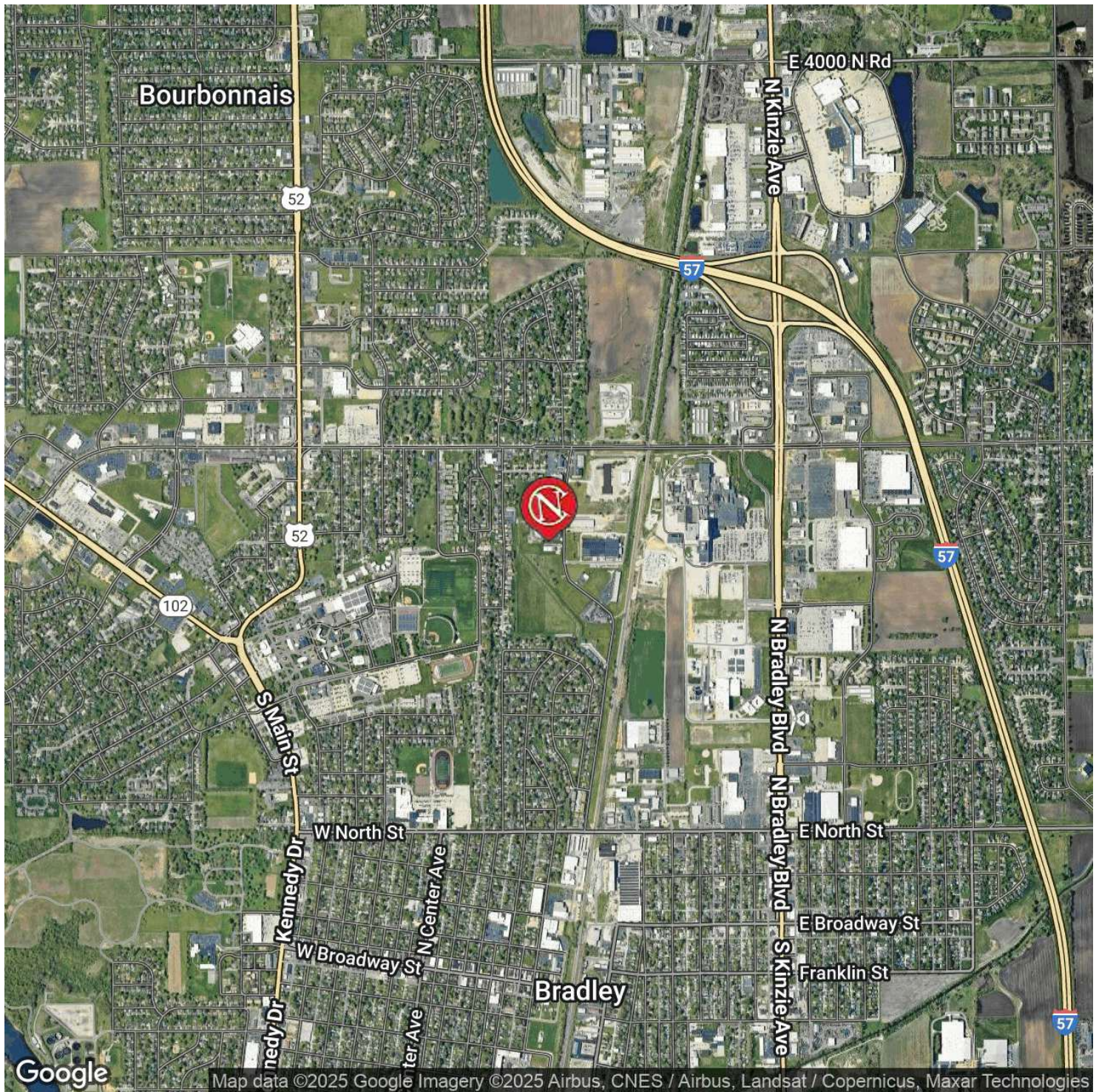
Survey

INDUSTRIAL PROPERTY FOR SALE 233 MOONEY DR, BOURBONNAIS, IL



Location Map

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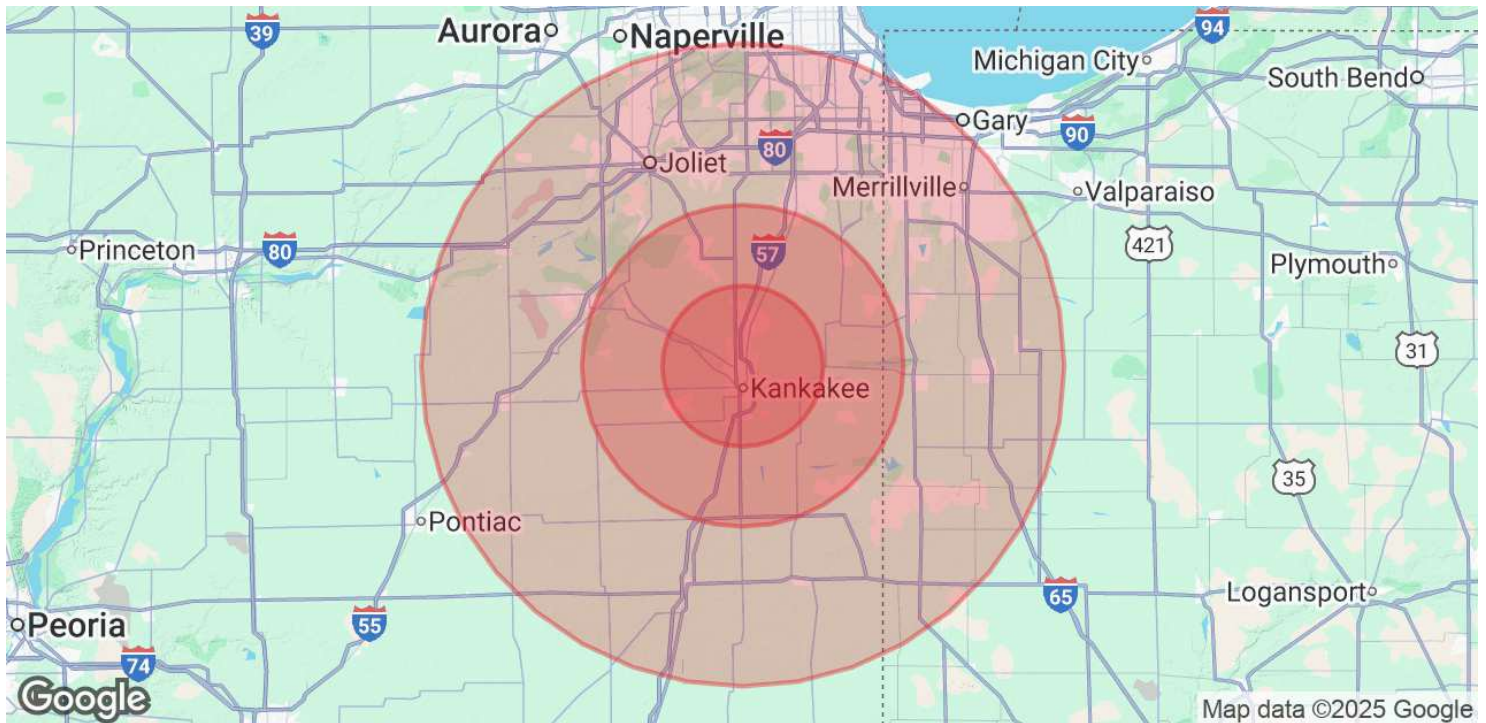
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Demographics Map & Report

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POPULATION	10 MILES	20 MILES	40 MILES
Total Population	88,653	152,210	2,138,306
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	10 MILES	20 MILES	40 MILES
Total Households	34,387	59,260	812,827
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$91,076	\$98,017	\$108,185
Average House Value	\$226,092	\$254,106	\$286,103

Demographics data derived from AlphaMap