



FOR SALE OR LEASE



# UNIQUE FLEX PROPERTY

879 BEDFORD RD, MORRIS, IL 60450

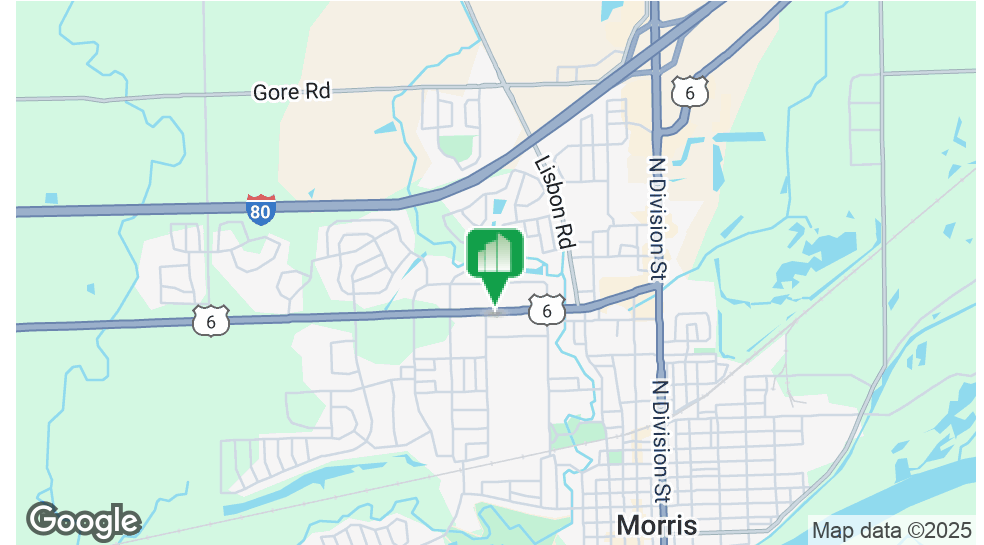


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## UNIQUE FLEX PROPERTY



### OFFERING SUMMARY

|                          |                   |
|--------------------------|-------------------|
| Sale Price:              | \$2,499,000       |
| Lease Rate:              | \$6.26 PSF/YR NNN |
| Building Size:           | 53,552 SF         |
| Lot Size:                | 4.62 Acres        |
| Zoning:                  | B-3               |
| County:                  | Grundy            |
| Taxes (2023):            | \$47,413.74       |
| Drive In Doors:          | 10                |
| Showroom Ceiling Height: | 20 ft.            |

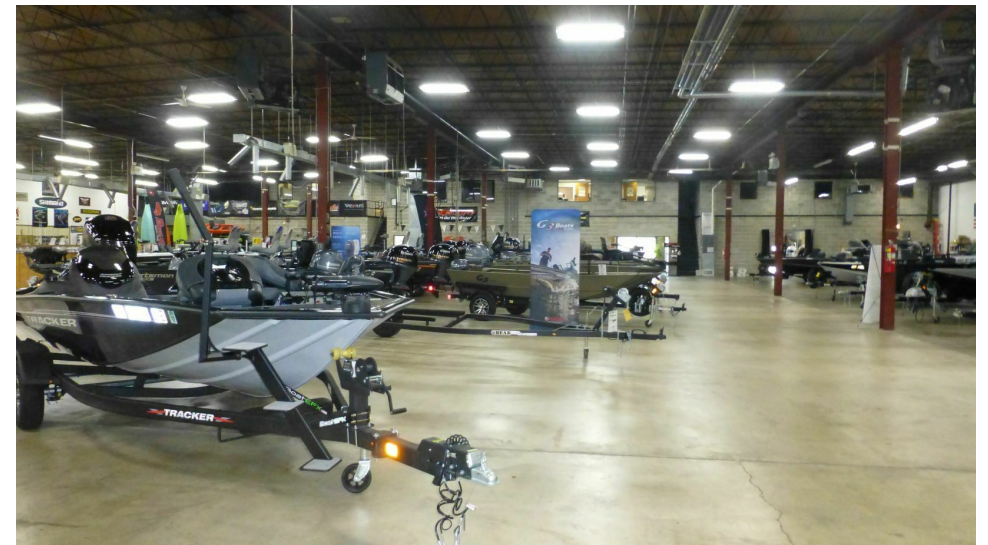
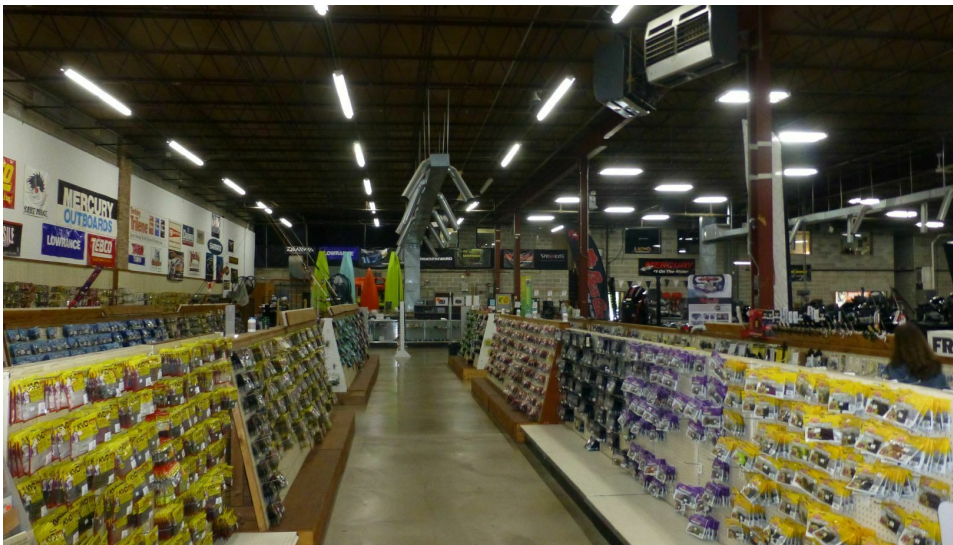
### PROPERTY OVERVIEW

Three buildings totaling approximately 53,552 SF. Office/Showroom - 35,072 SF, Repair Shop - 6,480 SF, Storage Warehouse - 12,000 SF.

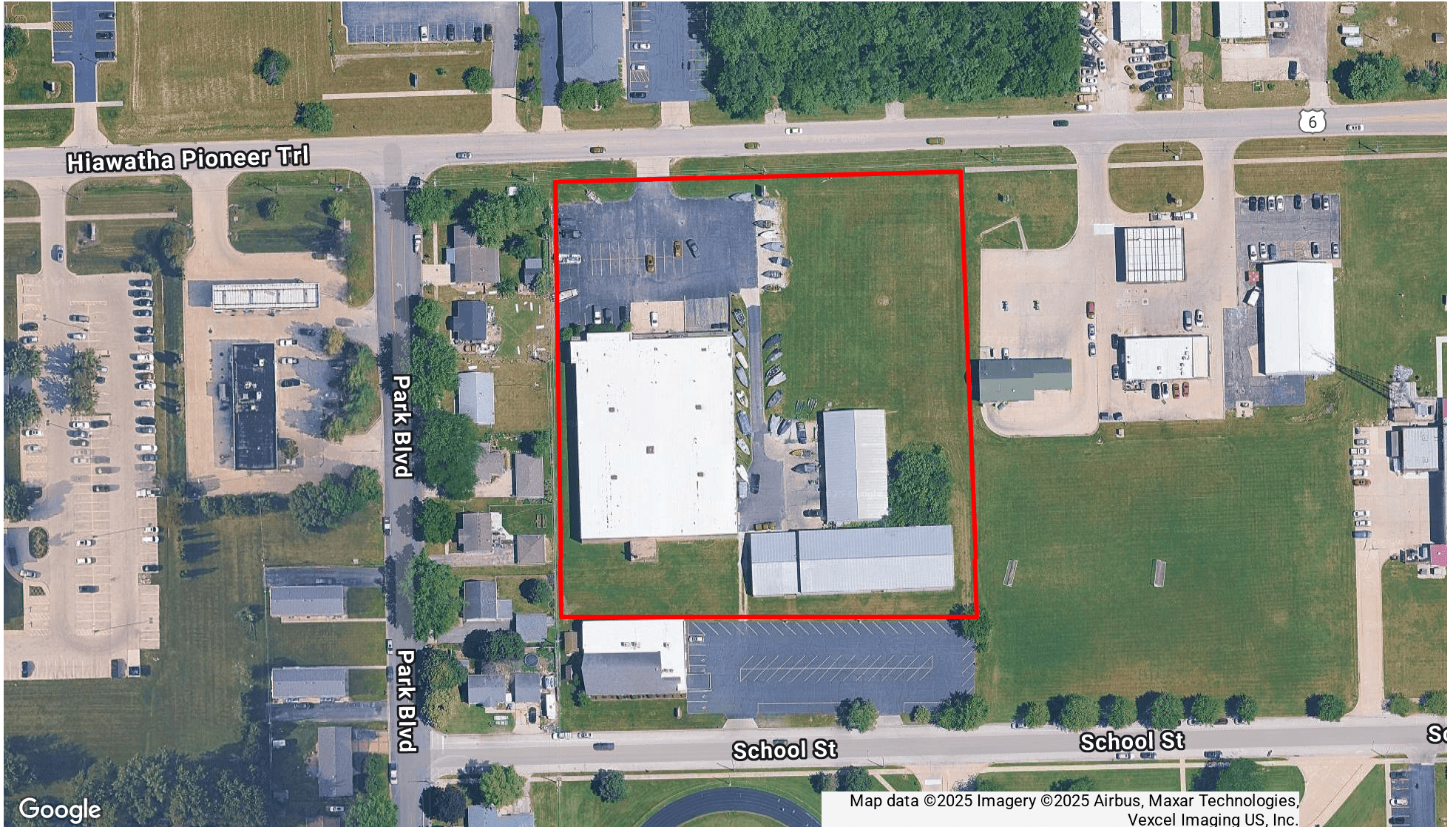
### PROPERTY HIGHLIGHTS

- High showroom ceiling makes this a versatile location for a variety of uses
- Shop and warehouse buildings on site
- Air conditioned office area
- Home to a successful business with a 40+ year history
- Outlot brings potential for future development
- Storage warehouse currently used for boat storage rentals
- Roof replaced in 2022
- Tenant in place through February of 2025, listing broker must accompany on all showings

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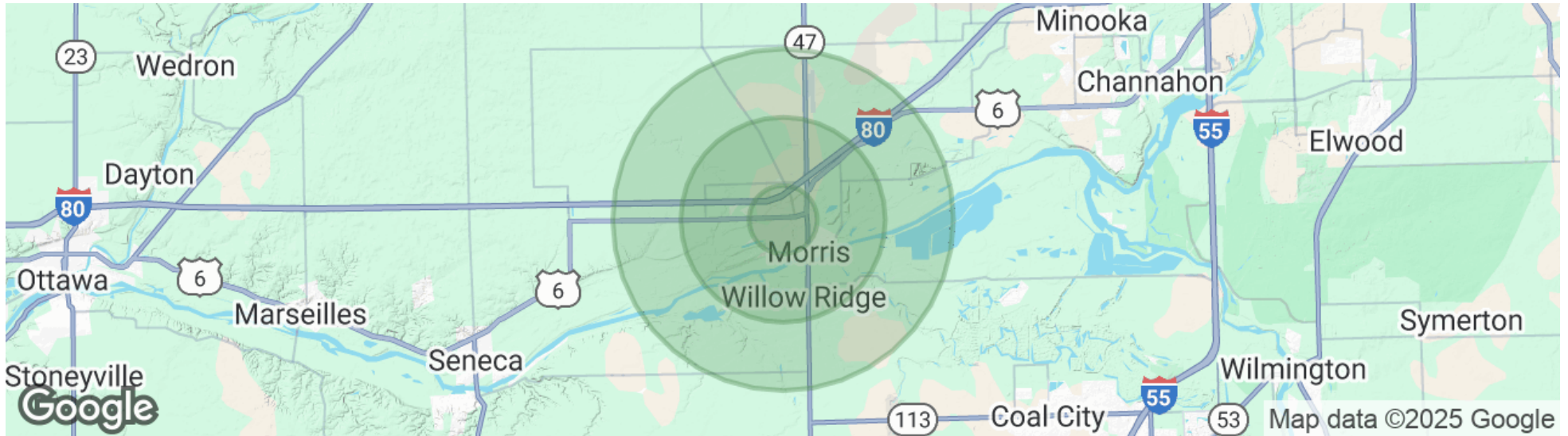
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### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 9,383  | 16,173  | 18,166  |
| Average Age          | 42     | 42      | 42      |
| Average Age (Male)   | 40     | 40      | 40      |
| Average Age (Female) | 44     | 43      | 43      |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,025     | 6,762     | 7,511     |
| # of Persons per HH | 2.3       | 2.4       | 2.4       |
| Average HH Income   | \$104,948 | \$108,918 | \$113,378 |
| Average House Value | \$309,582 | \$305,252 | \$313,451 |

Demographics data derived from AlphaMap