

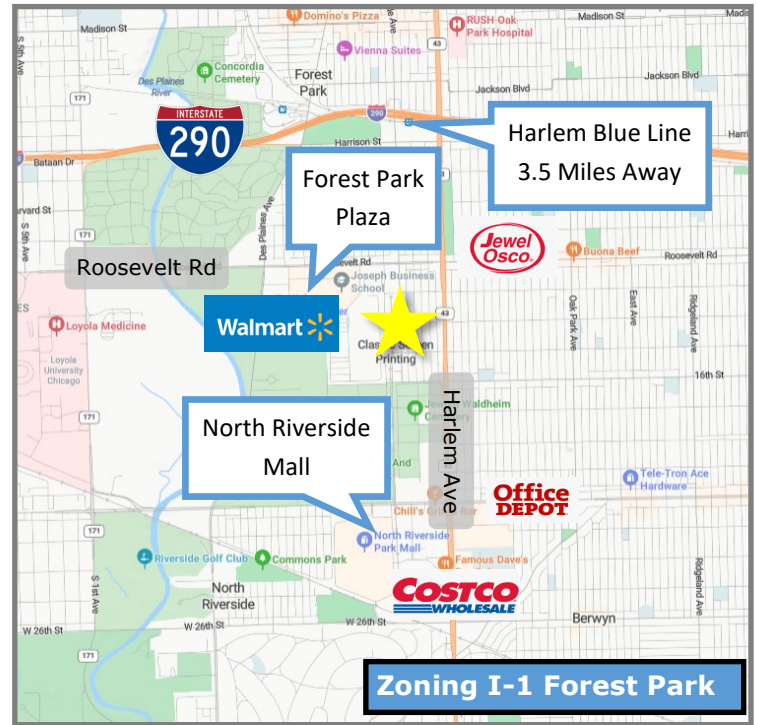
INVESTMENT OPPORTUNITY

45,000 SF Industrial Building on 2.019 Acres for Sale in Forest Park



Excellent investment opportunity in an affluent suburb with long-term tenants in place. This fully-leased 45,000 SF industrial building sits on 2.019 acres in Forest Park. The property offers 2 docks, 3 drive-in doors, and 30 parking spaces. Current tenants include a gymnastics center, silk screen printing business, MMA gym, and a sportswear store. Conveniently located near I-290 and a variety of amenities such as Walmart, Costco, and the Harlem Blue Line station.

Sale Price:	\$3,750,000
NOI:	\$282,181
Building Size:	±45,000 SF
Lot Size:	2.019 Acres
Ceiling Height:	14'-20' Clear
Docks:	2
Drive-in Doors:	3
Parking Spaces:	30
Taxes (2023):	\$91,958
Sprinklered:	Wet
Tenants:	Tri-Star Gymnastics Energy Tees Yipes! Intercept MMA Windmills Baseball/Softball



ADAM SCHNEIDERMAN, SIOR

847-826-4467

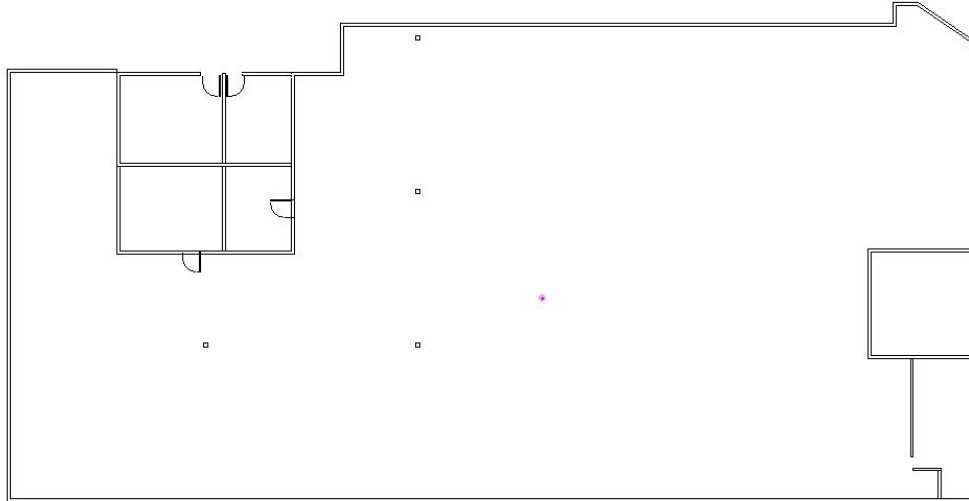
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STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

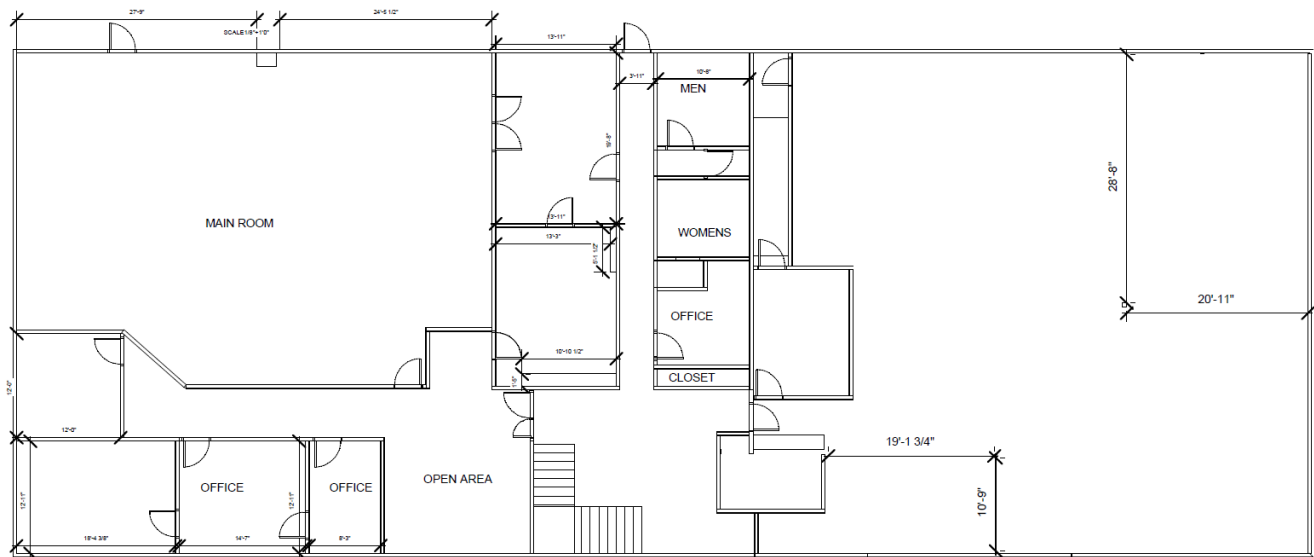
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First Floor (North)



Second Floor



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