

44,795 SF
FOR SALE

NORTH WATERFALL GLEN

9014 HERITAGE PKY
WOODRIDGE, IL



ASKING PRICE
\$5,120,000



NOI
\$575,802



CAP RATE
11.25%



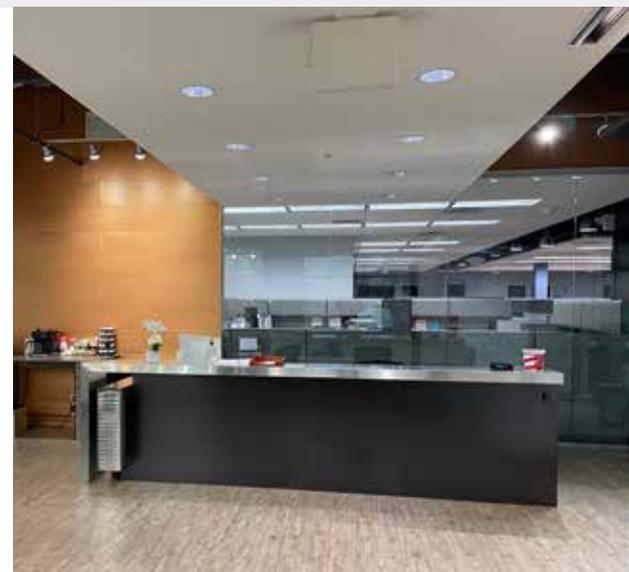
OCCUPANCY
100%



PARKING
4.00/1,000

INVESTMENT HIGHLIGHTS

- Stabilized Occupancy with \$575,802 of In-Place Net Operating Income
- Building has been well maintained by original developer. Parking lot was replaced in 2022 and roof and HVAC systems have been upheld in good condition.
- Best in class single story product. Age, quality construction attributes, tenant buildouts, and window line, is superior to competition.
- Quiet, secluded location but within a few minutes of the most trafficked interstate interchanges (I-55/I355) in IL. Easy accessibility for talent and recruiting.



MICHAEL WHISLER
Senior Vice President

+1 847 706 4039
Michael.whisler@cbre.com

KEVIN KOBE
Vice President

+1 312 523 8237
Kevin.kobe@cbre.com

CBRE