

# FULLY LEASED INVESTMENT OFFERING INDUSTRIAL OUTSIDE STORAGE

2400 MAYWOOD DRIVE, BELLWOOD, IL 60104



5.52 Acres • 48,045 SF INDUSTRIAL • SINGLE-TENANT

## CONFIDENTIAL OFFERING MEMORANDUM

**ENTRE**  
Commercial Realty LLC



## CONFIDENTIALITY & CONDITIONS

The undersigned acknowledges receipt of this Offering Memorandum and agrees to utilize the information contained herein solely for the purpose of evaluating a prospective purchase of the subject property. This Offering Memorandum was prepared by Entre Commercial Realty LLC ("Broker") based on information it deems to be accurate however which cannot be represented or warranted to be free from errors or omissions nor can it be deemed to be all-inclusive. Prospective purchasers are responsible for verifying all information contained herein as well as determining in the purchaser's sole and absolute discretion whether to purchase the subject property. Neither the owner of record ("Owner"), Broker, nor any of its respective officers, principals, employees, shareholders, agents or affiliates have made any representation or warranty as to the accuracy of the information presented in this Offering Memorandum nor as to any physical, financial or environmental condition of the subject property.

The information contained in this Offering Memorandum is confidential in nature and is intended for limited distribution to qualified purchasers and its trusted agents, advisors and lenders who shall also agree to treat this information as confidential. By signing below the recipients hereby agree to hold this information in the strictest of confidence and will not disclose this information to other parties without prior authorization nor utilize this information in any manner that may be detrimental to the interests of the Owner or Broker. All property showings are by appointment only through the Broker and the recipient agrees not to disrupt any tenant(s) or to disrupt the operations of the property.

In accordance with State of Illinois licensing regulations this shall serve as disclosure that Entre Commercial Realty LLC is the agent representing the Owner.

**Please do not disturb the tenants. Property tours will only be conducted after initial offers are submitted and a short list of qualified investors is determined.**

# EXECUTIVE SUMMARY

## THE OFFERING

Entre Commercial Realty is pleased to offer a single-tenant Industrial Outdoor Storage property for sale, featuring a long-term lease. The property includes a 48,045 square-foot building on 3.02 acres, conveniently located just minutes from I-290 and 10 miles south of O'Hare Airport.

This location is especially valuable due to the challenges of obtaining zoning for outdoor storage, making it a rare find in today's market. Additionally, you can purchase an adjacent 2.5 acres at 815 25th Avenue for \$2,200,000.

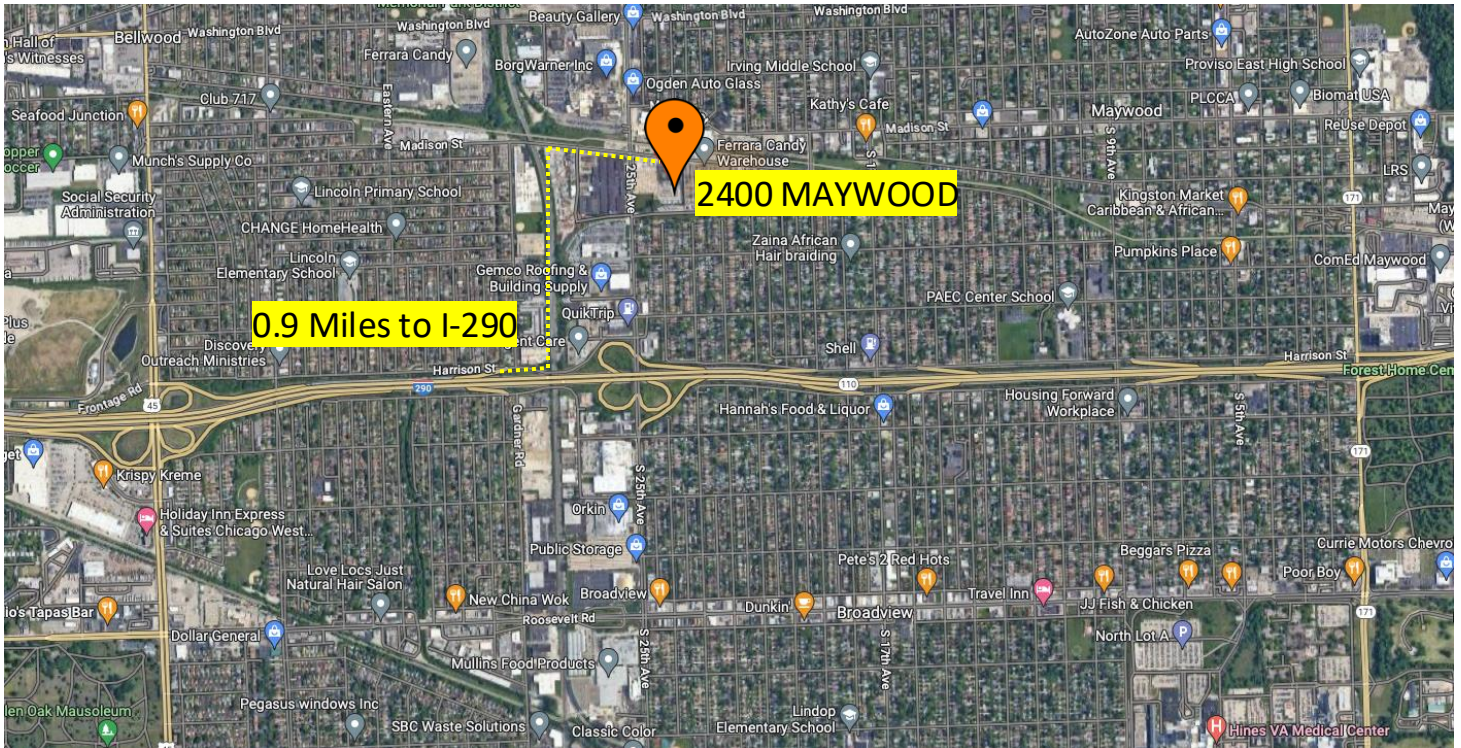
Currently, the facility operates as a bus maintenance center and headquarters for a school bus line. It has a triple net lease with over 5 years remaining and an option to renew for another 5 years, ensuring stable income for the future.

## INDUSTRIAL INVESTMENT OFFERING

By The Numbers



# PROPERTY DESCRIPTION



## PROPERTY SPECIFICATIONS

BUILDING SIZE: 48,045 SF

LAND AREA: 3.02 + 2.5 Acres (Also available separately)

CEILING HEIGHT: 14' – 16'

LOADING: 2 Int. Docks; Multiple DID

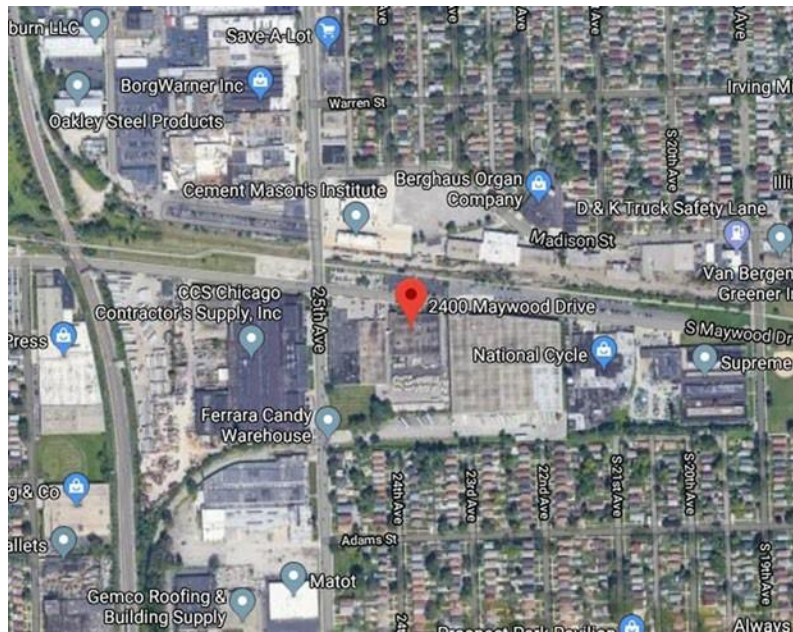
SPRINKLER: Wet

ZONING: Industrial

**NOI: \$408,446**

**SALE PRICE: \$5,450,000**

# PROPERTY DESCRIPTION



# RENT SCHEDULE

<u>Base Rent Schedule</u>		
<u>TERM</u>	<u>ANNUAL BASE RENT:</u>	<u>MONTHLY AMOUNT:</u>
Months 1-12	\$408,446.50	\$34,037.21
Months 13-24	\$426,826.60	\$35,586.88
Months 25-36	\$447,100.85	\$37,258.40
Months 37-48	\$469,455.90	\$39,121.33
Months 49-60	\$493,867.60	\$41,155.63
Months 61-72	\$520,783.40	\$43,398.62
<u>Base Rent Schedule (Extension Period)</u>		
<u>EXTENSION PERIOD</u>	<u>ANNUAL BASE RENT:</u>	<u>MONTHLY AMOUNT:</u>
Months 1-12	\$550,207.66	\$45,850.64
Months 13-24	\$582,394.81	\$48,532.90
Months 25-36	\$617,338.50	\$51,444.88
Months 37-48	\$655,922.15	\$54,660.20
Months 49-60	\$696,917.30	\$58,076.45

