

presented by
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Josh Lehane

815.955.7038

jlehane@networkregroup.com



9325 Gulfstream Dr, Frankfort, IL 60423

Warehouse Building

Industrial Property For Sale & For Lease Sale/Lease Proposal



19350 S. Harlem Ave., #200 | Frankfort, IL 60423 | 815.955.7038 | [networkregroup.com](https://www.networkregroup.com)

Executive Summary

Warehouse Building 9325 Gulfstream Dr, Frankfort, IL 60423



OFFERING SUMMARY

Sale Price:	\$2,076,400 (\$145/sf)
Lease Price:	\$11.73/sf MG
Lot Size:	1.04 Acres
Year Built:	1988
Building Size:	14,320 sf (2,900 sf Office)
Renovated:	2015
Zoning:	I-1
2025 RE Taxes:	\$19,007 (\$1.32/sf)

PROPERTY HIGHLIGHTS

- Easy Highway & Expressway Access!
- Very Well Maintained!
- Low Will County RE Taxes!
- Backup Generator!
- Open Yard Space!
- High-End Commercial Grade Entry Doors, Overhead Door Operators/Openers and Dock Leveler with Dock Shelter!!
- Compressed Air Pipping!
- Ample Power, 480/220!
- Warehouse is Air Conditioned!
- 3 - DIDs & 1 - Dock
- PIN: 19-09-34-327-001-0000

Property Description

Warehouse Building 9325 Gulfstream Dr, Frankfort, IL 60423



PROPERTY DESCRIPTION

Exceptional Industrial opportunity on Gulfstream Drive in Frankfort, IL. FOR SALE or FOR LEASE...Very well maintained 14,320 sf single-tenant building located conveniently close to the expressway, making it the ideal location for many Industrial Businesses. The building has an ideal Warehouse and Office layout, that can accommodate many users. Building has 18' - 20' clear ceiling height, 1 Dock w/Dock Shelter & 3 DIDs (1 - 14'x14'; 2 - 12'x14'). The warehouse is air conditioned, has compressed air throughout, ample power (480/220), and it comes with a backup generator. Located in Will County, offering lower taxes and great accessibility.

LOCATION DESCRIPTION

Industrial site located on Gulfstream Drive in Frankfort, Illinois. Laraway Road to Center Road, Head South on Center to Gulfstream, turn left (East), to property on the south.

Complete Highlights

Warehouse Building 9325 Gulfstream Dr, Frankfort, IL 60423



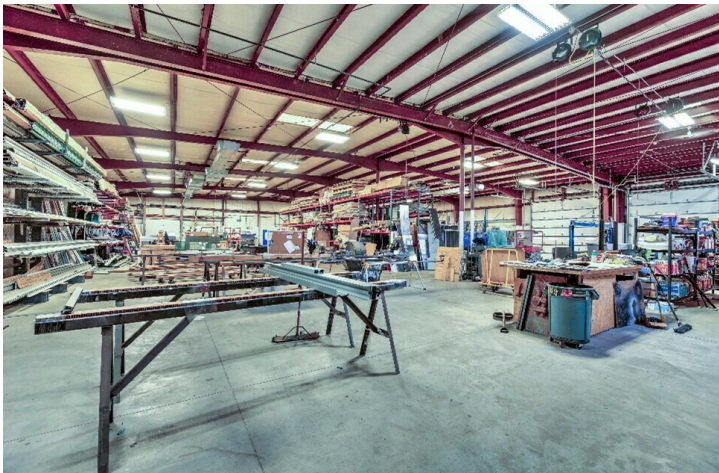
ADDITIONAL HIGHLIGHTS

- Plenty of Parking at 20 Stalls!
- New Office Remodel 2015!
- New 2,970 sf Warehouse Addition 2016!
- Entire Warehouse Roof Full Service 2016!
- New FACP in 2020!
- New Office Roof 2022!



Additional Photos

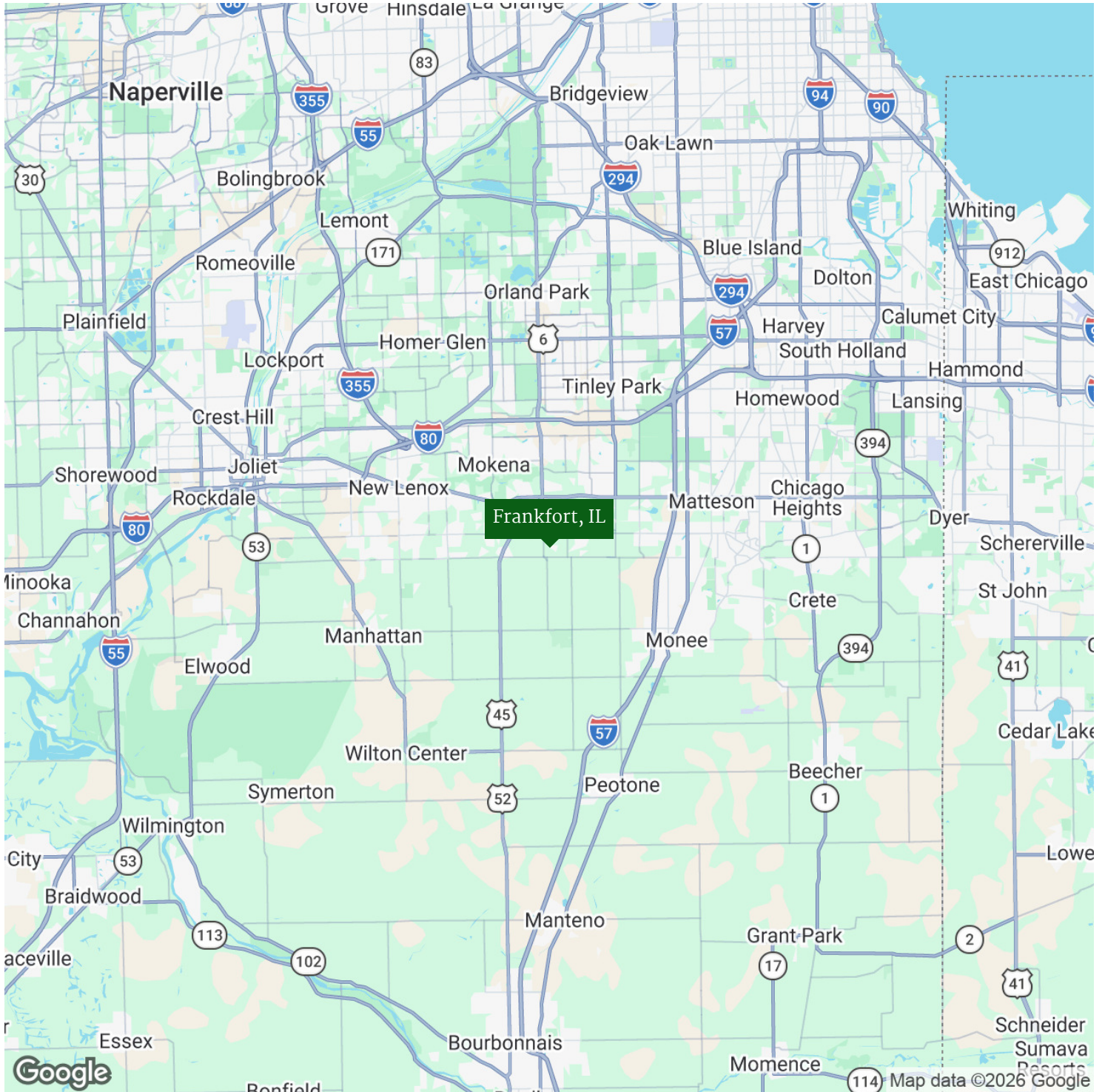
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Industrial Property For Sale | Sale Proposal

Regional Map

Warehouse Building 9325 Gulfstream Dr, Frankfort, IL 60423



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Aerial Map

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Industrial Property For Sale Sale Proposal



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Advisor Bio 1

Warehouse Building 9325 Gulfstream Dr, Frankfort, IL 60423



JOSH LEHANE

Commercial Broker

jlehane@networkregroup.com

Direct: **815.955.7038** | Cell: **815.955.7038**

PROFESSIONAL BACKGROUND

Josh has been a Real Estate Broker since 2006 and is also a Licensed Architect. He specializes in Office, Retail, Land, Investments, as well as Industrial properties in Will County and surrounding Areas.

His main goal is to help clients sell or buy/lease their new space or building as quickly & smoothly as possible, while offering his expertise for them to make informed decisions along the way. Having been involved with Commercial real estate since 2006, Josh is an industry leader with a wealth of information about the local market and has earned the trust of clients over many years. Josh is always upfront with everything ensuring clients are never caught off guard, and building relationships based on trust and knowledge. Josh believes trust is key in building short & long term relationships!!

EDUCATION

2002 - University of Illinois at Chicago, BA in Architecture, w/focus in Architectural Studies

2006 - IL Licensed Broker

2015 - IL Licensed Architect

MEMBERSHIPS

License Broker

Licensed Architect

Network Commercial Real Estate

19350 S. Harlem Ave., #200

Frankfort, IL 60423

773.793.6600



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