



# INDUSTRIAL PROPERTY FOR SALE

4 BUILDINGS



## LOCATION

23040 W Eames St Channahon, IL

## LOT SIZE

6.16 acres

CONSULT NOW

773-983-9365

AURICA@XHOMESREALTY.COM



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REALTY

# INVESTMENT HIGHLIGHTS



- Close proximity to both Union Pacific Rail Terminals
- 6.16 acres of freshly paved industrial outdoor storage
- Occupied by tenants on temporary leases, paying rents below the market rate, it represents a promising opportunity for value enhancement.
- Superior accessibility is available within a distance of fewer than 2 miles from the I-55 highway.
- Buildings divided for multi-tenant usage.
- Property with potential for both industrial and residential use on-site, offering a mixed-use opportunity.
- Average trucking spot parking rental 200\$-250\$ with an average of 100 available spots.

## PROPERTY DETAILS

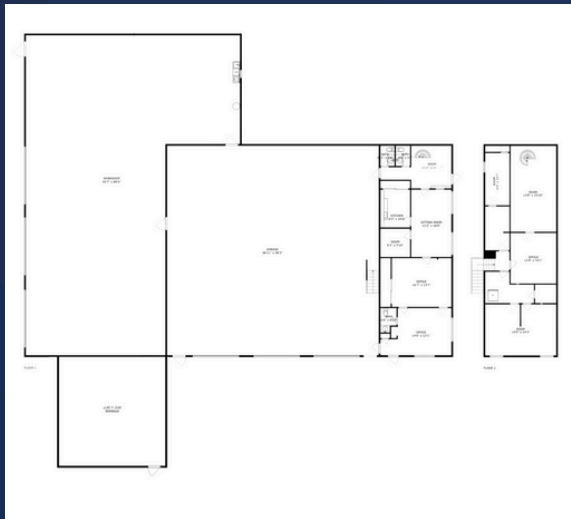
### CHANNAHON MULTI-TENANT IOS

23040 WEST EAMES STREET, CHANNAHON, IL 60410

NUMBER OF BUILDINGS	4
TOTAL SQUARE FEET	21,741.223sf
YEAR BUILT	2004
LOT SIZE	6.16 acres
TYPE OF OWNERSHIP	Fee Simple
TOTAL TRUCK PARKING SPACES	100 with trailers
STUFF USE PARKING SPACES	28
PARKING SURFACE	Ashphalt
TENANCY	Multi Tenant
POWER	3 Phase
ZONING	C-3
ROOF TYPE	Metal
AGE/CONDITION OF ROOFS	Satisfactory
AGE/CONDITION OF HVAC	Satisfactory
SUBMARKET	Joliet Area
CURRENT PROPERTY TAX	34,020\$
CURRENT PROPERTY INSURANCE	13108\$



# 1 BUILDING FLOOR PLAN



## Property Features

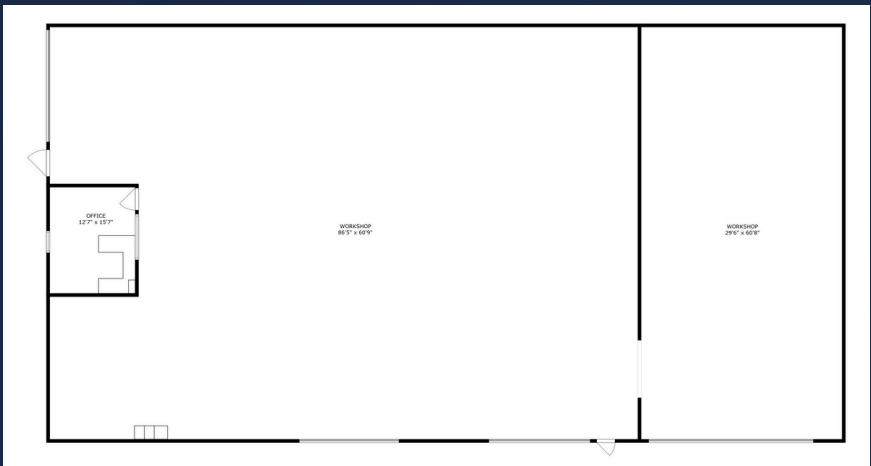
- + 2 story office space with a total of 1902.19sf
  - 1st floor -1040.03sf
  - 2nd floor -862.16
- + 2 large workshops with total of 6 bay doors
  - Workshop 1 - 3,387.813sf
  - Workshop 2 - 5,313.3 sf
- + Storage area - 896.44 sf
- Currently Rented till September 2025 for 22,000\$ a month.

## Gallery





# 2 BUILDING FLOOR PLAN



## Property Features

- Total Sf of 7,266.92
  - Office - 199.62sf
  - Workshop 1 - 5267.85
  - Workshop 2 - 1799.68
- See Rent Roll For More Details

## Gallery



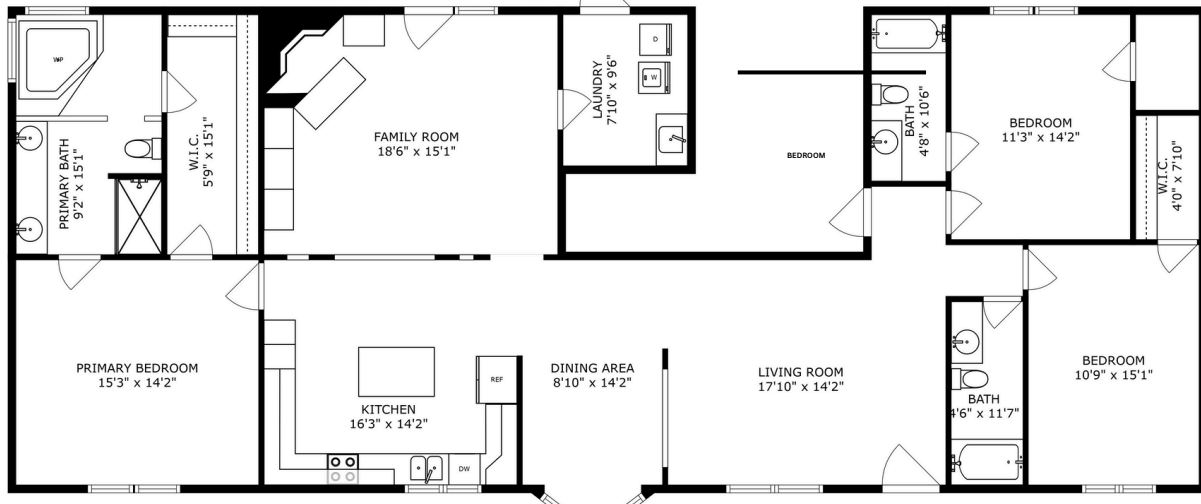
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# 3 BUILDING FLOOR PLAN



## Property Features



Single Family House  
1824.35sf



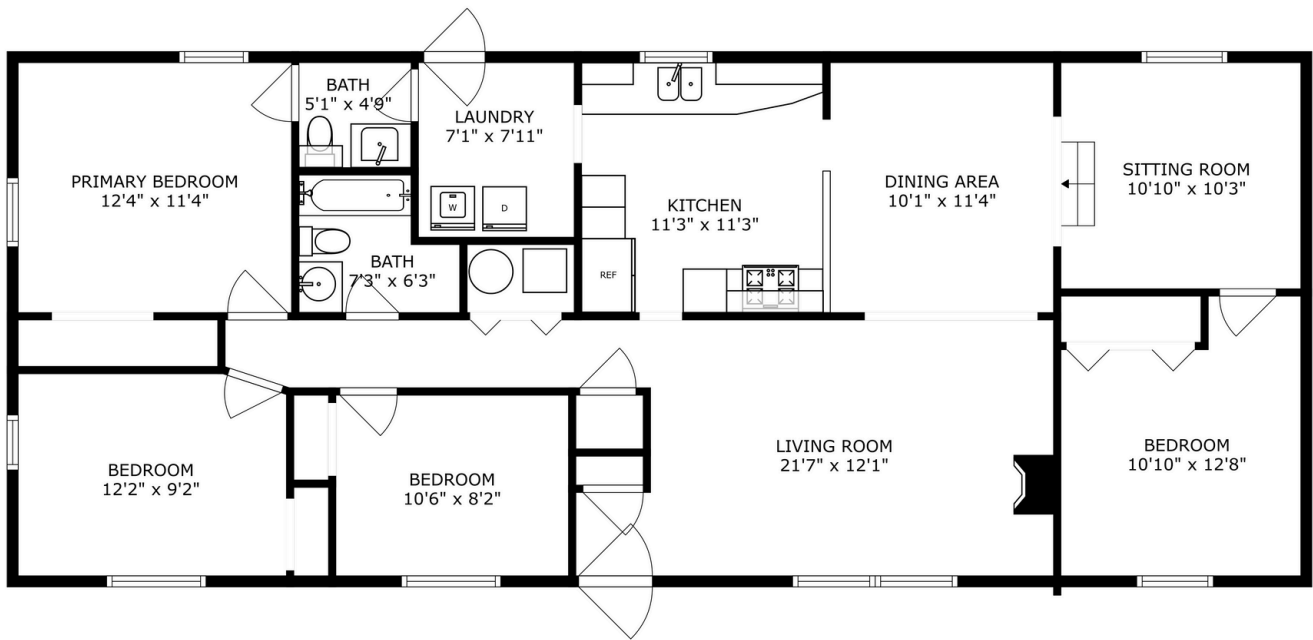
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# 4 BUILDING FLOOR PLAN



## Property Features

- Single Family House
- 1150.21 sf



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