

# 3125 Glenwood Lansing Rd, Lansing IL

## For Sale: Fully Leased IOS Asset



**7,560 SF on 4.5 acres**

## Single Tenant Net Leased Investment

BUILDING SIZE: 7,560 SF

LOT SIZE: 4.53 Acres (3.9 acres usable)

OFFICE: 1,350 SF

LOADING: 3 DID's – 14' x 14'

CEILING HEIGHT: 18-20' clear

POWER: 800 amps – confirm

AGE: 1974 (refurbished in 2024)

ZONING: B2 (Special Use Permit for Outside Storage)

R.E. TAXES: \$59,173 in 2024

NOI: \$123,600 with 3% annual escalations every December

LEASE EXPIRATION: 12/18/2034

**SALE PRICE: \$1,450,000 – 8.52% Cap Rate**

### OFFERING SUMMARY:

Fully leased single tenant Industrial Outdoor Storage (IOS) property consisting of 7,560 SF service & maintenance building on 3.9 usable acres. Leased to Yellowstone Landscape on a NNN lease (excluding roof/structure) through 12/2034. Tenant has two 5-year renewal options at continued 3% annual escalations. Yellowstone Landscape is a national lawn & snow maintenance company with approximately \$750 million in annual revenues.

### HIGHLIGHTS:

- Vehicle service & maintenance facility with oversized DID's and floor drains with triple catch basins
- Fenced & gated lot providing secure outdoor storage
- Long term lease through 12/2034 with annual rent escalations

**Please do not disturb the tenant. Tours will be conducted after qualification of initial offers.**



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# SITE PLAN



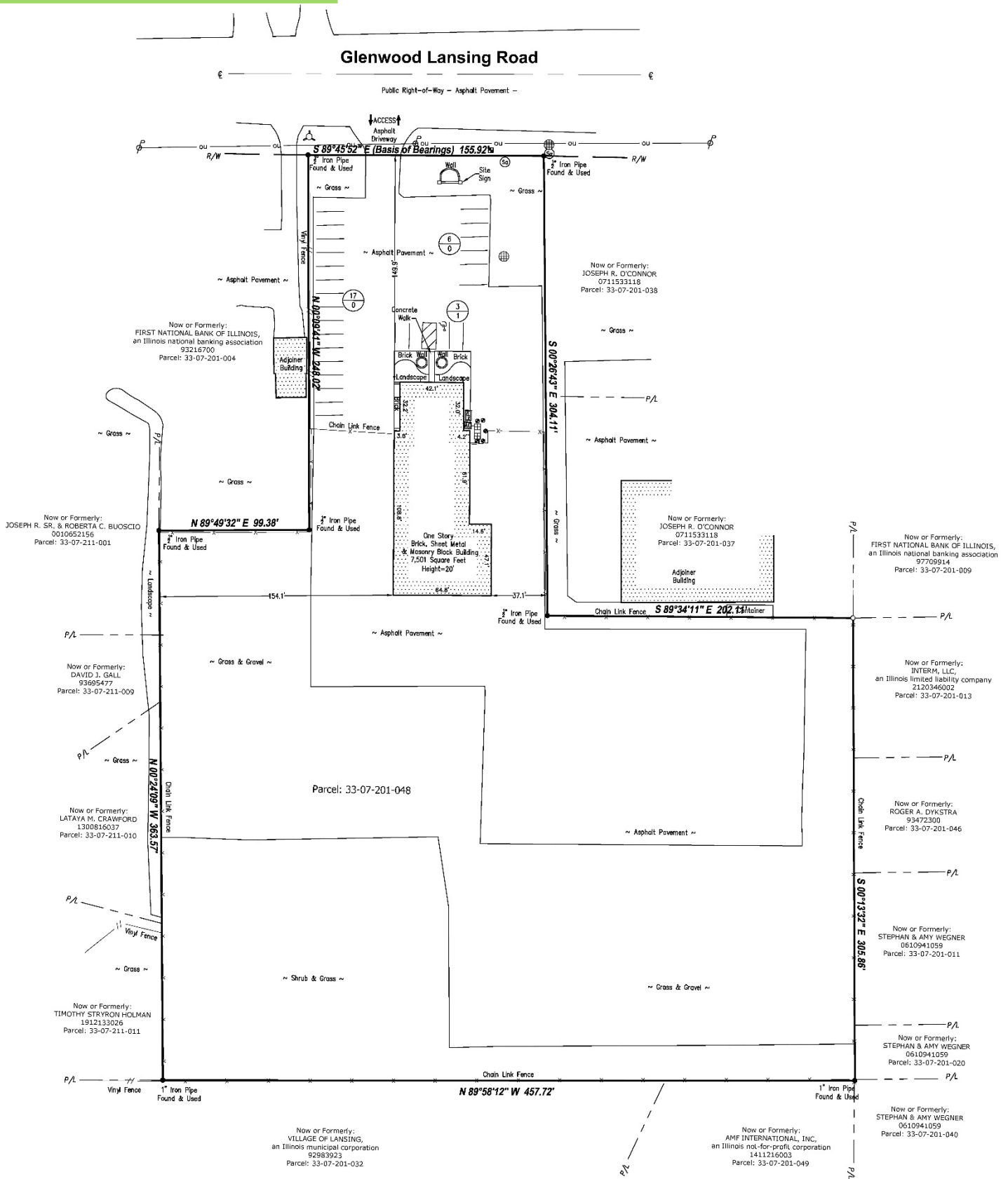
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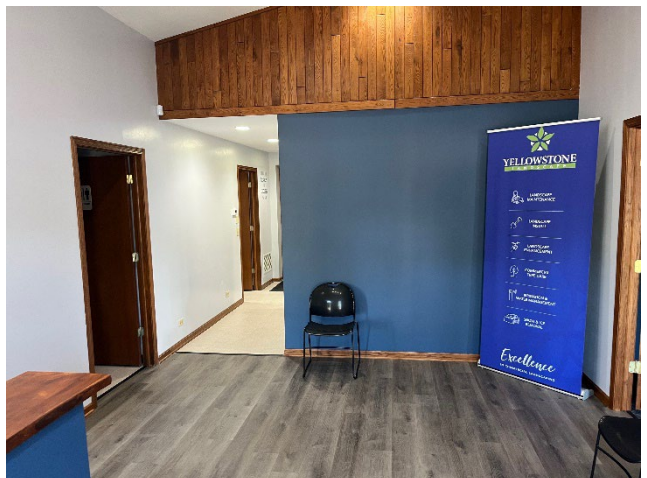
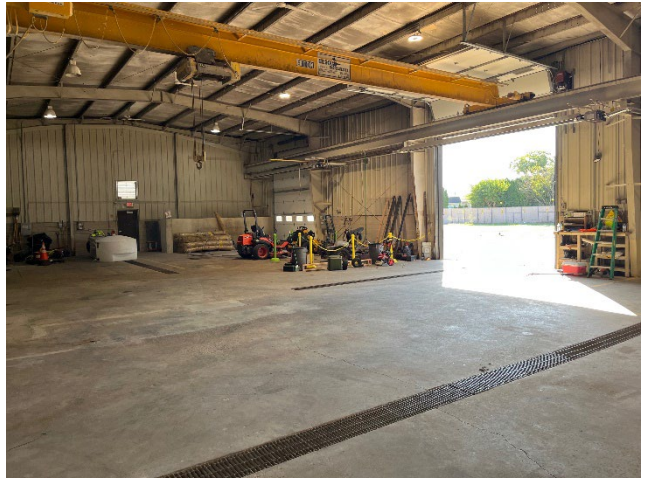
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# SITE PLAN





# PHOTOS



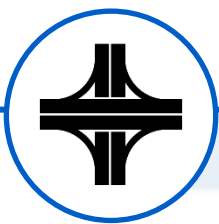
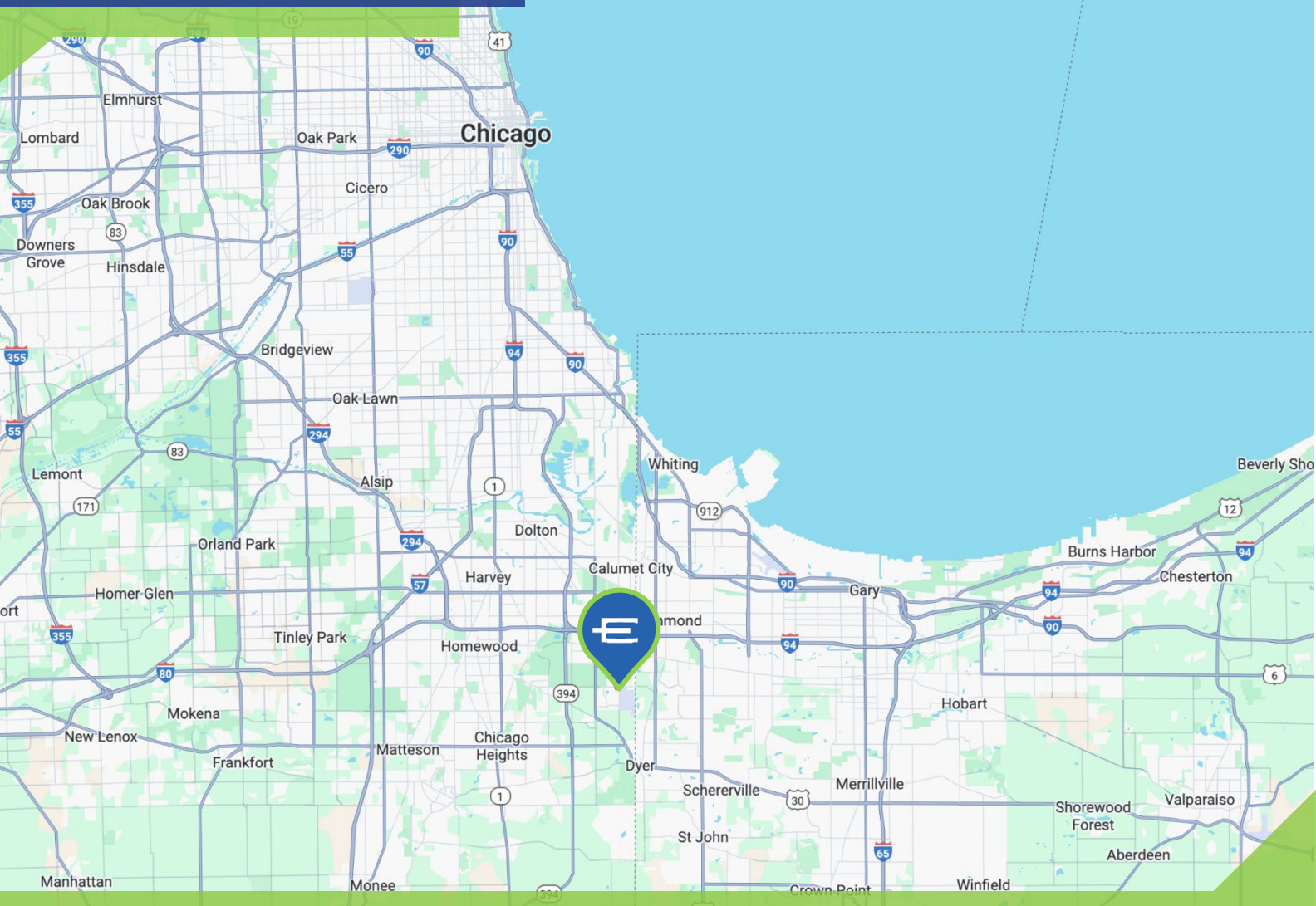


# PHOTOS





# MAP



**3.5 miles to I-80 & Torrance Ave  
full 4- way interchange**



**Service building with  
outdoor storage**

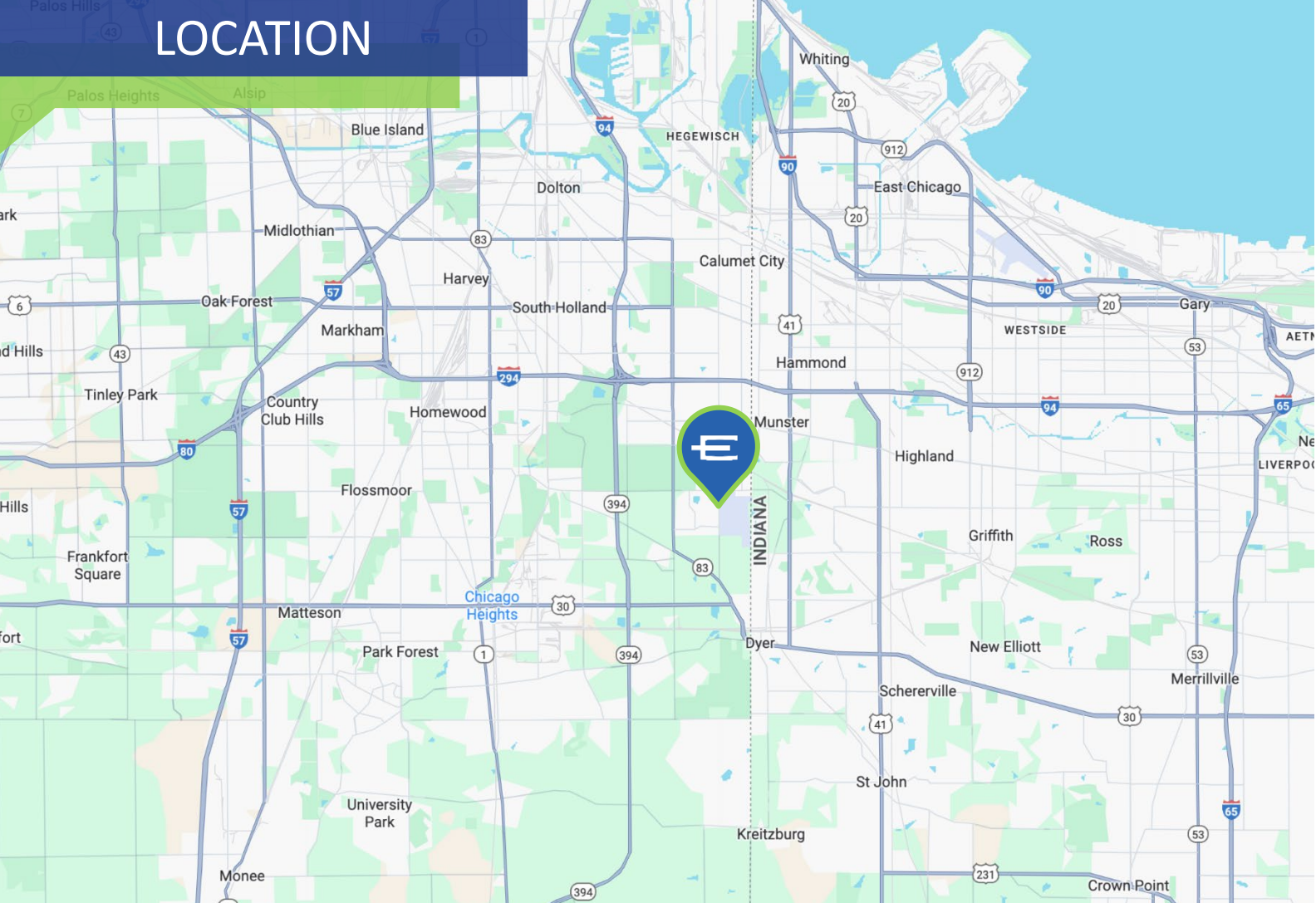
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# LOCATION



## 3125 Glenwood Lansing Rd, Lansing, IL

### Location

This property presents a prime opportunity to own a single-tenant NNN leased investment in a well-connected south suburban location. Situated near major transportation arteries including I-80/94 and Torrence Avenue, the property benefits from excellent visibility and accessibility for both local and regional traffic. The surrounding area is home to a strong mix of industrial, retail, and service businesses, contributing to steady economic activity and tenant stability. This location offers investors a secure, income-producing asset in a thriving commercial corridor with long-term growth potential.