

USER/INVESTMENT OPPORTUNITY

45,000 SF Industrial Building on 2.019 Acres For Sale in Forest Park
4,500 SF For Lease



Excellent investment opportunity in an affluent suburb with long-term tenants in place. This 45,000 SF industrial building sits on 2.019 acres in Forest Park. The property offers 2 docks, 3 drive-in doors, and 30 parking spaces. Current tenants include a gymnastics center, MMA gym, baseball group, and a softball travel program. There is one 4,500 SF space currently vacant. Conveniently located near I-290 and a variety of amenities such as Walmart, Costco, and the Harlem Blue Line station.

Sale Price:	\$3,750,000 \$3,400,000
NOI:	\$261,001
Building Size:	±45,000 SF
Lot Size:	2.019 Acres
Ceiling Height:	14'-20' Clear
Docks:	2
Drive-in Doors:	3
Parking Spaces:	30
Taxes (2024):	\$118,784
Sprinklered:	Wet
2nd Floor Office/Flex Space for Lease:	4,500 SF at \$8.00 PSF Modified Gross



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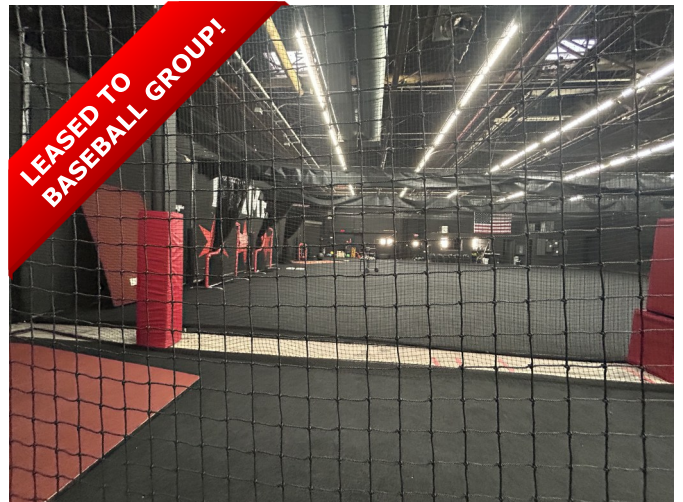
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