



Virtual Tour Video

Bus / Bus w/Real Est

Status: **NEW**

Area: **451**

Address: **14440 W Edison Dr , New Lenox, IL 60451**

Directions: **From Rt 30 & Cedar, head S on Cedar Rd. Turn W on W Edison Dr and property is on the N side of the street.**

Closed:

Off Mkt:

Corp Limits: **New Lenox**

Year Built:

Zoning Type: **Industrial**

Actual Zoning: **I**

Waterfront:

Lease Type:

Lot Dimensions: **184.6 X 330.4**

Land SF: **61031**

Lot Size SF: **County Records**

Lot Size Src: **County Records**

Mobility Score: - **0**

MLS #: **12543770**

List Date: **01/14/2026**

List Dt Rec: **01/14/2026**

Lst. Mkt. Time: **1**

Contract:

Concessions:

Unincorporated: **No**

Stories: **1**

Unit SF: **15000**

List Price: **\$2,000,000**

Orig List Price: **\$2,000,000**

Sold Price:

Rented Price:

Lease SF/Y:

Mthly. Rnt. Price:

Contingency:

County: **Will**

PIN #: **1508282010011003**

Multi PINs: **No**

Real Est. Incl: **Yes**

Relist:

Lease Exp.:

Appx. Bldg SF: **15000**

Estimated Cam/Sf:

Appx. Bsn SF: **15000**

List Price Per SF: **\$133.33**

Est. Tax per SF/Y:

Sold Price Per SF: **\$0**

Remarks: **This well-established local automotive and commercial printing business has been profitable for many years and continues to generate consistent returns while supplying companies nationwide. Operating from a 15,000-square-foot building in New Lenox, the company benefits from a strong, loyal customer base and dependable, ongoing revenue. The facility provides additional upside, with several areas that can be easily leased to other companies for supplemental income. With over a dozen long-standing, experienced employees who can work independently, the business is well positioned for a seamless transition, allowing a new owner to continue operations without disruption.**

Financial Information

Type Ownership: **Limited Liability Corp.**

Frontage Acc: **City Street**

Current Use: **Commercial, Industrial/Mfg, Manufacturing, Office**

Potential Use: **Commercial, Industrial/Mfg, Office and Research, Retail, Warehouse, Call Center, Financial Services, Law Firm, Office/Retail**

Client Needs:

Client Will:

Amenities:

Known Encumbrances: **None Known**

Location: **Commercial Business Park**

Lot Size: **1.0-1.99 Acres**

Construction: **Steel, Wood Frame**

Roof Coverings: **Metal**

Misc. Outside: **Courtyard, Security System, Tenant Signage, Other**

Misc. Inside: **Air Conditioning, Common Exercise Room/s, Common Lunchroom/s, Common Meeting Room/s, Accessible Entrance, Accessible Washroom/s, Overhead Door/s, Private Restroom/s, Storage Inside**

Parking Spaces: **42**

Indoor Parking:

Outdoor Parking: **31-50 Spaces**

Parking Ratio:

Business Name: **Inland Arts & Graphics**

Full Time Emp: **15**

Part Time Emp: **0**

Business Age: **11+ Years**

Business Type: **Manufacturing, Print Shop/Graphics, Retail/Misc.**

Food/Bev Type:

Type Ownership (Bus): **Corporation, Limited Liability Corp.**

Current Owner: **11+ Years**

Living Quarters: **Possible**

Seating Capacity: **100+**

Sale Price Includes: **Land, Building, Business, Inventory**

Air Cond.: **Central Air**

Electricity:

Heat/Ventilation: **Forced Air, Gas**

Utilities To Site: **Electric to Site, Septic-Private, Well-Private**

Business Pays:

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Proprietary Info:

Sale Terms:

Possession: **Closing**

<u>Annual Amount</u>	<u>Year</u>	<u>Source</u>	<u>Annual Amount</u>	<u>Year</u>	<u>Source</u>
Gross Sales: \$1,627,724	2024	Actual	Annual Rent for Real Estate: \$156,000	2024	Actual
Cost of Goods Sold: \$614,912	2024	Actual	Inventory: \$40,000	2024	Owner Projection
Gross Profit: \$1,012,812	2024	Actual	Real Estate Taxes: \$11,157	2024	Actual
Total Operating Expenses: \$936,051	2024	Actual	Gross Payroll: \$408,603	2024	Actual
Net Profit: \$94,408	2024	AC	Sales Taxes: \$19,396	2024	Actual
Adjusted Net Income: \$94,408	2024	Actual			

Operating Expense Includes: **Accounting, Advertising, Capital Improvements, Depreciation, Equipment Rental, Fuel, Furniture Replacement, Insurance, Legal, Licenses, Maintenance, Maintenance Grounds, Maintenance Structure, Mortgage/Loans, Snow Removal, Staff, Supplies, Trash, Utilities, Vacancy Allowance, Water/Sewer, Workmans Compensation, Electricity, Fixed Expenses, Gas, Heat/Cooling, Real Estate Tax, Telephone, Hot Water**

Broker: **Century 21 Kroll Realty (75503) / (708) 479-0021**

List Broker: **Robert Kroll (701835) / (815) 735-0749 / bobandteresa@outlook.com**

CoList Broker: **Teresa Kroll (702470) / (708) 609-2027**

More Agent Contact Info: **WWW.SOLD21.COM**

Copyright 2026 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12543770

Prepared By: Robert Kroll | Century 21 Kroll Realty | 01/14/2026 03:28 PM









