



9628 Forest Hills Rd. Machesney Park, IL 61115

# FOR SALE OR LEASE

Industrial - Flex/Warehousing



## NEW OWNERSHIP - PRICE REDUCED!

Position your operation for success at 9628 Forest Hills Rd. - a fully conditioned 30,000 sf industrial asset in the heart of Machesney Park's expanding industrial corridor.

Zoned for industrial use and offering both interior adaptability and valuable exterior yard potential, this property presents an ideal solution for warehousing, logistics, office, and flex-space users.



**NATHAN BRYANT, CCIM**

*Licensed Real Estate Broker & CEO*

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**KELLER WILLIAMS REALTY SIGNATURE**

4201 Galleria Dr. Loves Park, IL 61111



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## Industrial - Flex/Warehousing

## PROPERTY HIGHLIGHTS

Reduced Asking Price: *Call For Details*

Building Size: 30,000 SF

Land Size: 5.55 AC

Asking Lease Rate: *Call For Details*

Lease Type: NNN

Lease Term: 5 years min

Clear Heights: 14' - 16'

Zoning: IG



- + New Ownership
- + Price Reduced
- + Fully climate-controlled throughout
- + Perfect for food grade warehousing
- + Fully Sprinklered
- + Ample on-site vehicle parking available
- + Outdoor Storage Potential
- + Convenient proximity to I-90 and IL-251
- + 217,000+ population within 10-mile radius

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