

## INVESTMENT OPPORTUNITY

### 45,000 SF Fully-Leased Industrial Building on 2.019 Acres For Sale in Forest Park



Excellent investment opportunity in an affluent suburb with long-term tenants in place. This fully-leased 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, a softball travel program, and a rage room. Conveniently located near I-290 and a variety of amenities such as Walmart, Costco, and the Harlem Blue Line station.

<b>Sale Price:</b>	<del>\$3,750,000</del> \$3,500,000
<b>NOI:</b>	\$297,000 (100% Occupied)
<b>Building Size:</b>	±45,000 SF
<b>Lot Size:</b>	2.019 Acres
<b>Ceiling Height:</b>	14'-20' Clear
<b>Docks:</b>	2
<b>Drive-in Doors:</b>	3
<b>Parking Spaces:</b>	30
<b>Taxes (2023):</b>	\$118,784
<b>Sprinklered:</b>	Wet



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STRAUSS REALTY, LTD.  
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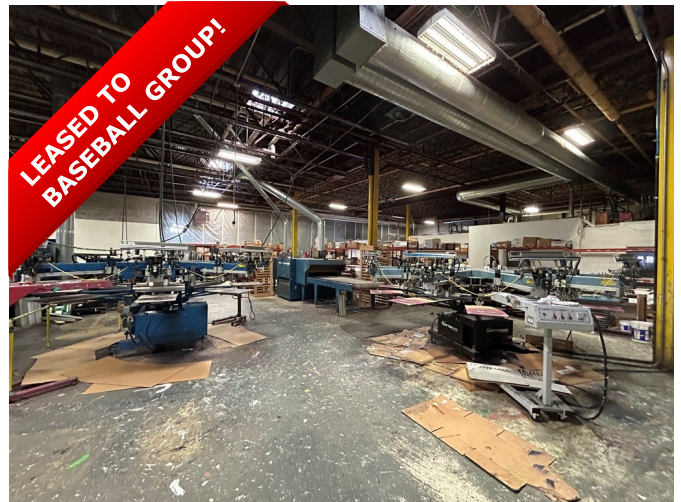
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