

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.

Sale Price:	\$3,750,000 \$3,500,000
NOI:	\$297,000 (100% Occupied)
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 (2023):	\$118,784
Sprinklered:	Wet



ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

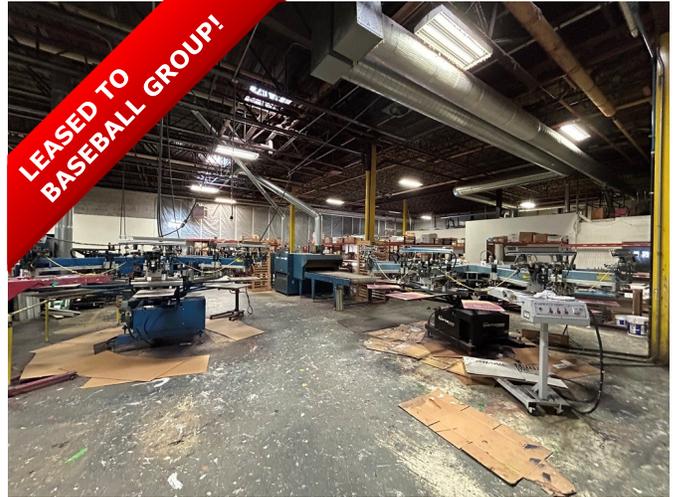
INVESTMENT OPPORTUNITY
45,000 SF Fully-Leased Industrial Building on 2.019 Acres
For Sale in Forest Park



ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

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



Current tenants include a gymnastics center, MMA gym, baseball group, a softball travel program, and a rage room.



ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600