

PRIME 1031 | JUST LISTED | DARK 6% CAP GOODYEAR | ±\$3.2M | JUST \$93/PSF!

VALUE-ADD BB- CREDIT PLAY | INVESTOR REDEVELOPMENT OR OWNER USER

RETAIL STNL / INDUSTRIAL FLEX | FULL CORPORATE GUARANTEE (S&P: BB-) | 7 YR NNN ABSOLUTE NET LEASE | PRIME 1031 / OWNER-USER | 709 S. COMMERCIAL ST, HARRISBURG, IL

JUST LISTED!  
PRIME 1031 /  
OWNER-USER

GOOD<sup>Y</sup>EAR

PRIME INDUSTRIAL HUB –  
TRI-STATE DISTRIBUTION  
CORRIDOR

RARE BELOW-  
REPLACEMENT-COST  
ACQUISITION AT \$93/SF.  
PROFORMA NOI: \$193,200

FORMER GOODYEAR /  
RABEN TIRE – STRONG  
CORPORATE CREDIT  
HISTORY

VALUE-ADD OR 1031  
STRATEGY WITH MULTIPLE  
EXIT OPTIONS | FOR  
INVESTOR OR OWNER  
USER

RABEN

## FORMER GOODYEAR / RABEN TIRE SITE

BACKED BY LONG-TERM CORPORATE  
CREDIT HISTORY, OFFERING STRONG  
REPOSITIONING & VALUE-ADD POTENTIAL

DWG CAPITAL GROUP  
CRE BROKERAGE

±34,621 SF  
BUILDINGS

±2.78 AC  
LAND

1983  
YEAR BUILT

## PROPERTY HIGHLIGHTS

Address	709 S. Commercial St, Harrisburg, IL 62946
Property Type	Industrial (Single-Story, Vacant)
Building Size	±34,621 SF   1 Building
Lot Size	±2.78 AC / 121,409 SF
Year Built	1983
Cap Rate	6.00% (market re-tenanting)
Price	\$3,220,000 (\$93/SF)
Pro-Forma NOI	\$193,200



709 S. COMMERCIAL ST.

**THE OFFERING:** DWG Capital Group is pleased to present a newly available industrial property at **709 South Commercial Street, Harrisburg, Illinois**. Formerly leased to Goodyear / Raben Tire, the ±34,621 SF facility is now vacant, offering a rare chance to acquire a well-located asset at well below replacement cost. Backed by a history of corporate credit tenancy, the property provides investors, operators, or owner/users with multiple value-creation strategies, including re-tenanting, strategic repositioning, or redevelopment.

**THE LOCATION:** The property benefits from its prime position along Commercial Street (Illinois State Highway 45 Business), offering direct access to regional interstates and proximity to airports serving Illinois, Kentucky, and Indiana. Nearby retailers include Dollar General, Hibbet Sports, O'Reilly Auto Parts, and AutoZone. Harrisburg draws from a population of over 23,000 within ten miles, with an average household income of \$60,842, supporting both industrial and commercial demand.

**THE PROPERTY:** The subject property comprises ±34,621 square feet on ±2.78 acres and is offered at \$3,220,000 (\$93/SF). Constructed with durable industrial specifications, the building provides functional warehouse and distribution space at a cost well below replacement value. Its large site acreage, strategic location, very low \$/PSF for a credit based purchase, and strong credit make it an ideal repositioning play for investors seeking stabilized cash flow potential for a future buy out cash out to reposition the asset or an owner users requiring immediate occupancy.



SONY ANIMATION  
STUDIOS  
LA OFFICE/FLEX INDUSTRIAL  
\$160M



MALIBU CROSSROADS  
AREA JV  
CLASS A RETAIL  
\$130M



INLAND EMPIRE  
MULTIFAMILY PORTFOLIO  
RECAPITALIZATION/SALE  
\$118M



\$3B  
TENANT  
NEW INDUSTRIAL LEASE  
165K SF

INDUSTRIAL | DEVELOPMENT | MULTIFAMILY | RETAIL | OFFICE | JOINT VENTURE | DEBT | EQUITY

OVER 15K+ UNITS SOLD | \$1B CLOSED PAST 24 MONTHS | LABJ CRE GOLD AWARD WINNER | COSTAR POWER BROKER

DWG CAPITAL GROUP  
CRE BROKERAGE

COMMERCIAL  
REAL ESTATE  
AWARDS

GOLD

CoStar  
POWER BROKER AWARD

TRUSTED INSTITUTIONAL  
CRE ADVISORY

DWG CAPITAL GROUP | INVESTMENT SALES | HUGH GEHRKE | 310.770.1713 | JUDD DUNNING | 1.877.DEAL.DWG

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