

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



FORMER GOODYEAR / RABEN TIRE SITE

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



DWG CAPITAL GROUP  
CRE BROKERAGE  
INVESTMENT SALES, CAPITAL MARKETS, DDGE

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



±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 repsoition the asset or an owner users requiring immediate occupancy.

**TENANT / CREDIT PROFILE - THE GOODYEAR TIRE & RUBBER COMPANY (S&P: BB-):**  
Goodyear, a global tire leader, holds a stable BB-credit rating with Debt/EBITDA below 5x and solid free cash flow. In Q1 2025, it reported \$4.3B in sales, \$115M net income, and \$195M operating income, backed by a \$200M transformation plan. With 72,000 employees across 57 facilities in 23 countries and innovation centers in Akron and Luxembourg, Goodyear maintains strong scale and industry presence.

ABOUT HARRISBURG, IL

Harrisburg is strategically positioned within the Illinois/Kentucky/Indiana tri-state industrial corridor, offering direct interstate and regional airport access that supports manufacturing, warehousing, and logistics. The broader Carbondale–Marion market has posted consistent rent growth and low vacancy, with limited new development driving strong absorption. Employers benefit from competitive operating costs, reliable utilities, and a skilled labor pool, while steady regional employment growth continues to create a favorable environment for industrial and logistics users seeking cost-efficient expansion opportunities.



BUYING, SELLING OR LEASING NATIONWIDE?

DWG Capital Group has been selling Multifamily, Industrial, Office and Retail properties and development sites nationwide for 20+ years. Call us for a free consultation/valuation on your real estate, debt/equity, tenancy requirements, and overall wealth expansion strategies, today!



CLOSED!

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



CLOSED!

MALIBU CROSSROADS  
AREA JV  
CLASS A RETAIL  
\$130M



CLOSED!

INLAND EMPIRE  
MULTIFAMILY PORTFOLIO  
RECAPITALIZATION/SALE  
\$118M



CLOSED!

\$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