

### USER/INVESTMENT OPPORTUNITY

**45,000 SF Industrial Building on 2.019 Acres For Sale in Forest Park**  
**4,500 SF For Lease**



Excellent investment opportunity in an affluent suburb with long-term tenants in place. This 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, and a softball travel program. There is one 4,500 SF space currently vacant. 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>	\$261,001
<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 (2024):</b>	\$118,784
<b>Sprinklered:</b>	Wet
<b>2nd Floor Office/Flex Space for Lease:</b>	4,500 SF at \$8.00 PSF Modified Gross



ADAM SCHNEIDERMAN, SIOR

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STRAUSS REALTY, LTD.  
4350 N. MILWAUKEE AVE.  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

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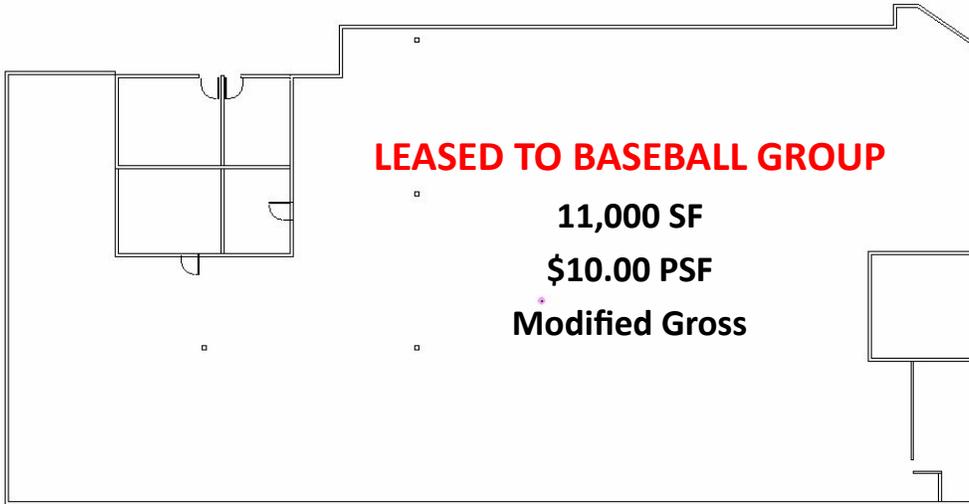
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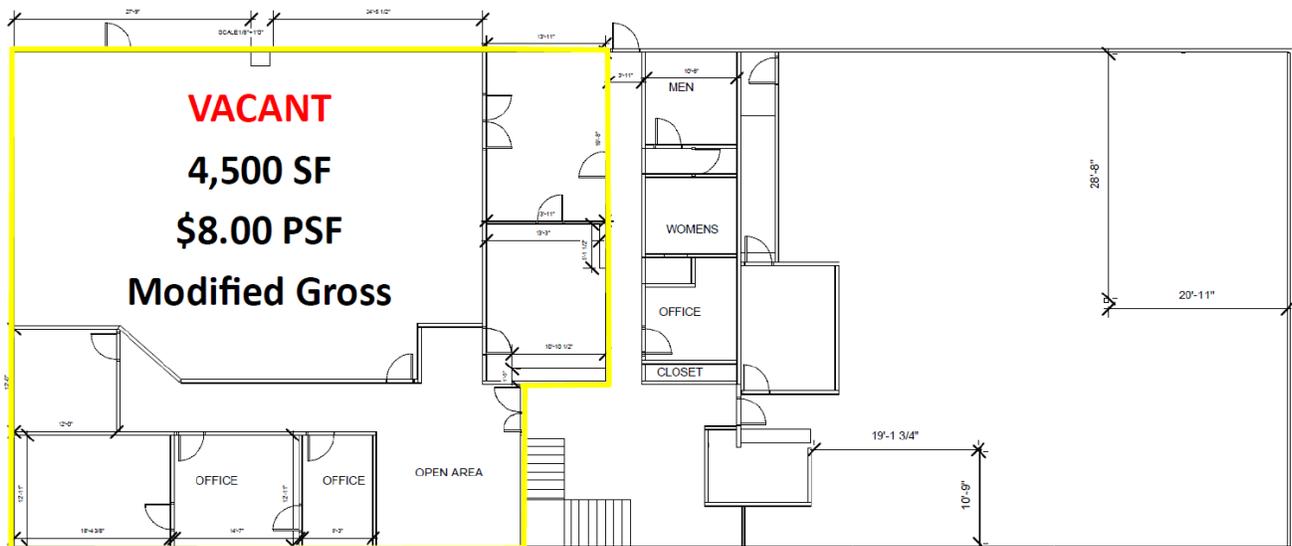
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**First Floor (North)**



**Second Floor**



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