



21730 S. La Grange Rd
Frankfort, IL 60423



INDUSTRIAL BUILDING FOR SALE

\$3,200,000

Property Features

- Impressive +/- 15,396 square-foot commercial building located on a 5-acre lot in a great Frankfort location
- Features I-1 zoning
- +/-6,000 square feet of office area with 10 offices, a large conference room, a break room, and an IT room
- +/-9,000 square feet of industrial/ warehouse area with 5 overhead doors and a private restroom



Key Features

- Prime location with existing infrastructure for prominent marquis signage
- Gated entrance for convenient and secure accessibility
- Expansive parking lot suitable for large vehicles and storage
- Increased storage capacity with 18-foot clear-height ceilings

Location Advantages

- Interstate 57 and Interstate 80 enhance connectivity for customers and suppliers
- Benefits from substantial passing traffic flow that ensures exceptional exposure and customer attraction
- Thriving retail community that supports local commerce and enhances overall market appeal

Investment Highlights

- 5-acre parcel offers significant room for future expansion – allowing businesses to scale operations, increase production, or add new facilities without needing to relocate
- Benefit from advantageous tax rates in Will County, optimizing profitability and financial returns
- Adaptable commercial uses with 480 volts of electricity (1200 amps)

Tax Information

PIN's:

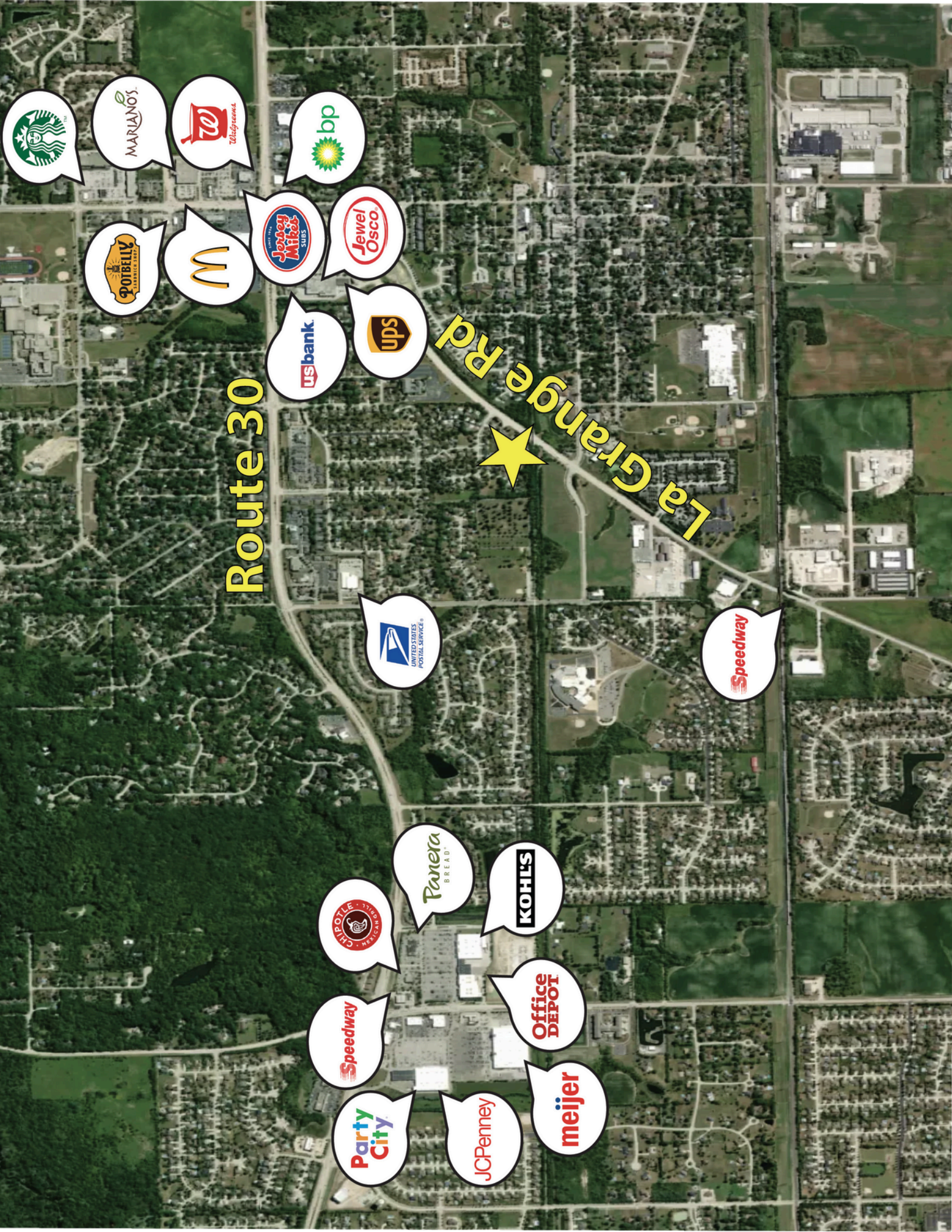
19-09-28-101-004-0000

2023 Taxes: \$23,520



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Route 30

La Grange Rd

