

**AVAILABLE**  
**FOR SALE**  
**WILLOWBROOK KEY LLC**  
825 W. 75<sup>th</sup> Street  
Willowbrook, IL 60527

**OFFERING**  
**PRICE**  
**\$3,125,000**



## INVESTMENT OVERVIEW

- 26,000 SF industrial building
- 5 tenants – FULLY LEASED!
- Good condition and great location just off Route 83/Kingery
- Professionally managed, current company willing to continue with new ownership

**9% CAP**



### **KEY INVESTMENT** & Management Inc.

Office: 630.932.5757  
Fax: 630.932.5755  
1263 S. Highland Ave., Suite 2W,  
Lombard, IL 60148  
www.key-investment.com

#### FOR FURTHER INFORMATION CONTACT:

Kimberly Hess

Office: 630.932.5757 Ext. 206  
khess@key-investment.com

Owner is a licensed IL Real Estate Broker and has interest in the property

4/23/2026

## WILLOWBROOK KEY LLC



SALE PRICE: \$3,125,000

BUILDING SIZE: 26,000

LOT SIZE: 55,722 SF

YEAR BUILT: 1978

ZONING: M-1

TAXES: \$28,388 - 2024

## PROPERTY SUMMARY

ADDRESS: 825 W. 75<sup>TH</sup> STREET  
CITY,STATE,ZIP: WILLOWBROOK, IL 60527  
PROPERTY TYPE: INDUSTRIAL  
COUNTY: DU PAGE  
PIN: 09-26-400-023  
CONSTRUCTION: BRICK & BLOCK  
PARKING: 45 SPACES

RENTABLE SF: 25,570  
# OF UNITS: 5  
CEILING HEIGHT: 18 FEET  
POWER: 100 AMP  
SPRINKLERED: YES  
SECURITY ALARM: NO  
FOUNDATION: SLAB  
ROOF: GALVANIZED STEEL



### KEY INVESTMENT & Management Inc.

Office: 630.932.5757  
Fax: 630.932.5755  
1263 S. Highland Ave., Suite 2W,  
Lombard, IL 60148  
[www.key-investment.com](http://www.key-investment.com)

### FOR FURTHER INFORMATION CONTACT:

Kimberly Hess

Office: 630.932.5757 Ext. 206  
[khess@key-investment.com](mailto:khess@key-investment.com)

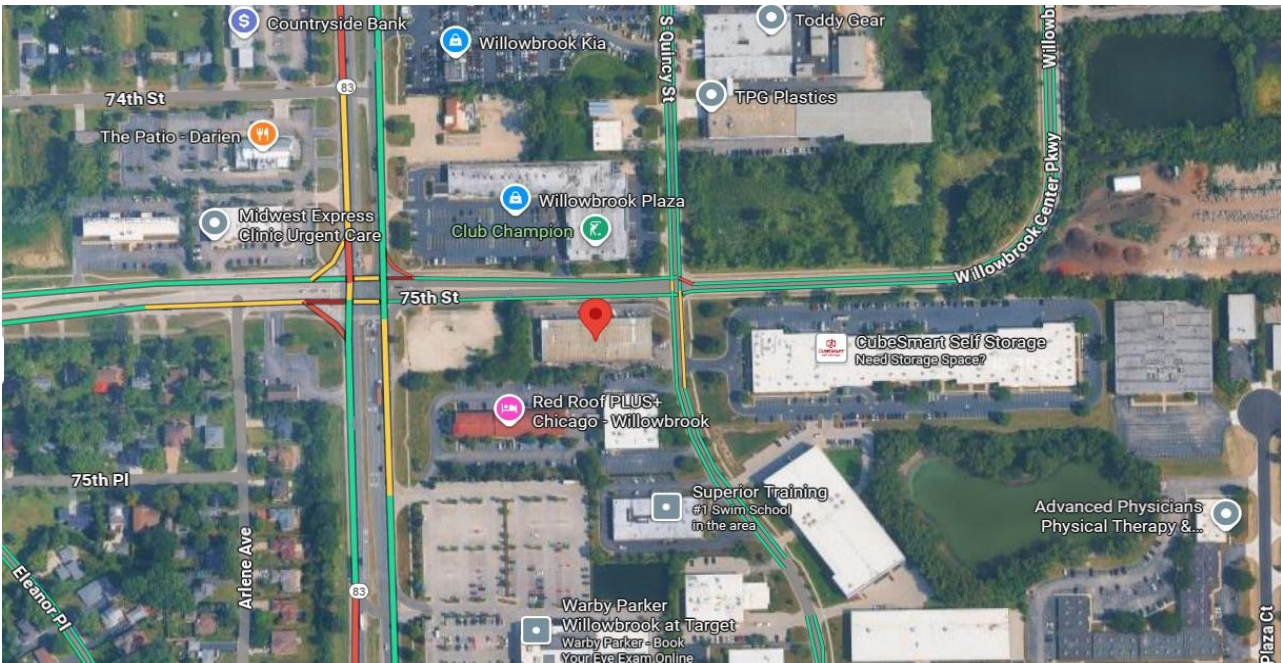
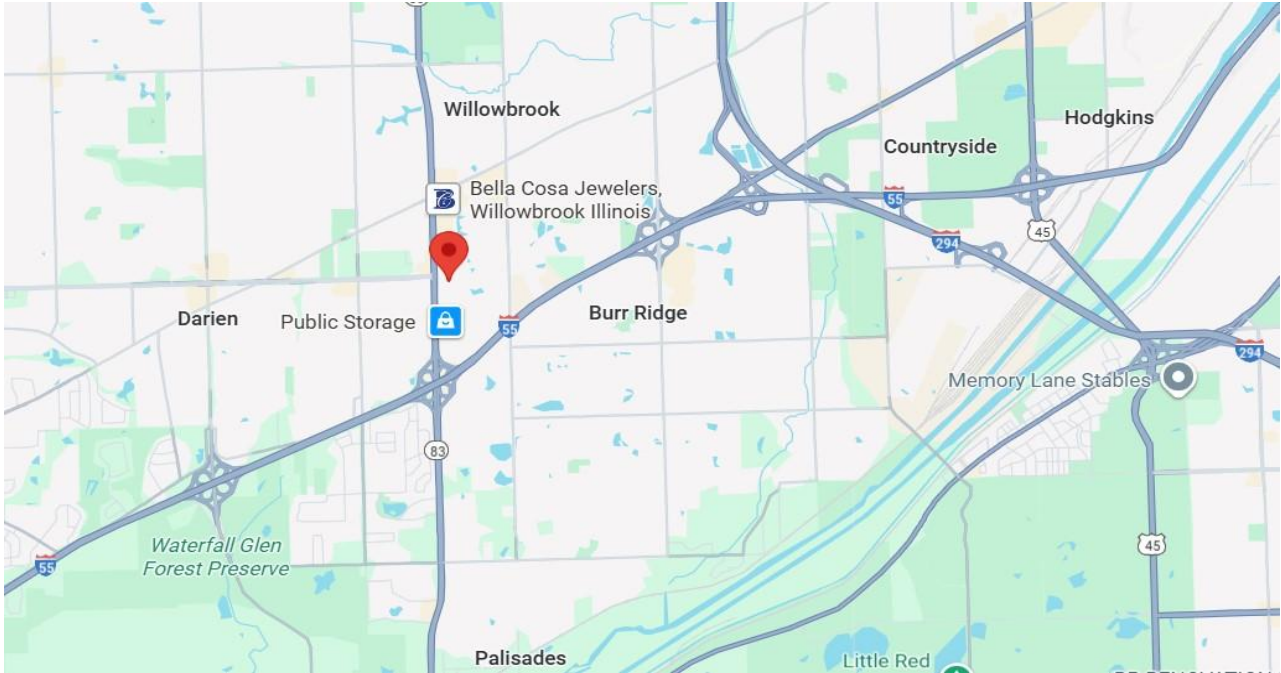
Owner is a licensed IL Real Estate Broker and has interest in the property

4/23/2026

# WILLOWBROOK KEY LLC

825 W. 75<sup>th</sup> Street  
Willowbrook, IL 60527

## Location Maps



1263 S. Highland, Suite 2W  
Lombard, IL 60148  
Office: 630.932.5757

Kimberly Hess  
khess@key-investment.com  
www.key-investment.com

Real Estate

Brokerage

Leasing

Management



# WILLOWBROOK KEY LLC

## 825 W. 75<sup>th</sup> Street

### Willowbrook, IL 60527

#### Financial Projection

Client: Willowbrook Key LLC

Date: April, 2026

Property: 825 W. 75th St.  
Willowbrook, IL

6.5%/5yrs/25yr amort.

Units/Sq.Ft.: 26,000

Mortgage: \$2,343,750

Down Payment: \$781,250

Purchase Price: \$3,125,000

Scheduled Annual Income:	\$311,417
CAM Reimbursements	\$28,800
Real Estate Tax Stops	\$5,000

Effective Gross Annual Income: \$345,217

Estimated Annual Expenses

Alarm		\$1,200
Electric		\$1,000
Insurance		\$2,400
Janitorial		\$1,200
Landscaping		\$5,000
Real Estate Taxes	<u>2024 Year</u>	\$28,388
Repairs & Maintenance		\$9,000
Snow Removal		\$9,000
Water & Sewer		\$5,000

Total Estimated Annual Expenses: \$62,188

Estimated Net Operating Income: \$283,029

Less: Annual Debt Service -\$189,902

Cash Flow Before Taxes \$93,127

Return on Down Payment:	<u>11.92%</u>
Price per Unit/Sq.Ft.:	<u>\$120.19</u>
Capitalization Rate:	<u>9.06%</u>

This information has been obtained from services believed to be reliable.  
We make no guarantee or warranty as to the accuracy of this information.

1263 S. Highland, Suite 2W  
Lombard, IL 60148  
Office: 630.932.5757

Kimberly Hess  
khess@key-investment.com  
www.key-investment.com

**Real Estate**

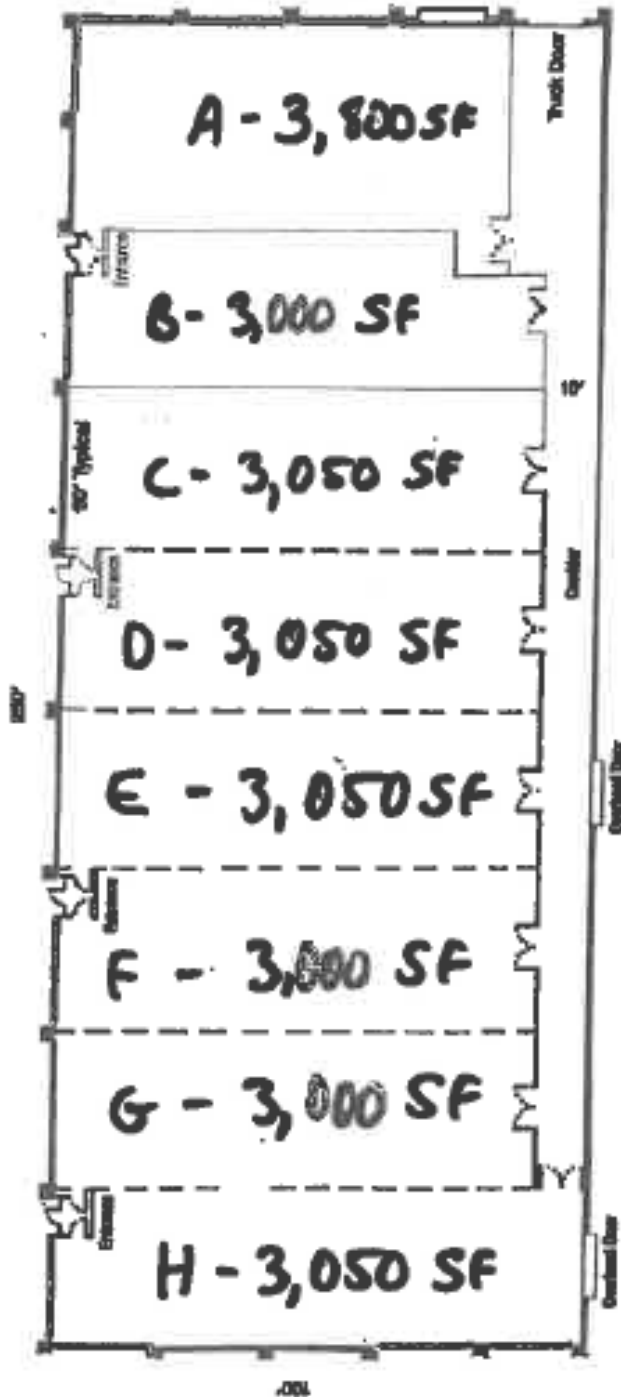
**Brokerage**

**Leasing**

**Management**

**WILLOWBROOK KEY LLC**  
825 W. 75<sup>th</sup> Street  
Willowbrook, IL 60527

FLOOR PLAN



1263 S. Highland, Suite 2W  
Lombard, IL 60148  
Office: 630.932.5757

Kimberly Hess  
khess@key-investment.com  
www.key-investment.com

Real Estate

Brokerage

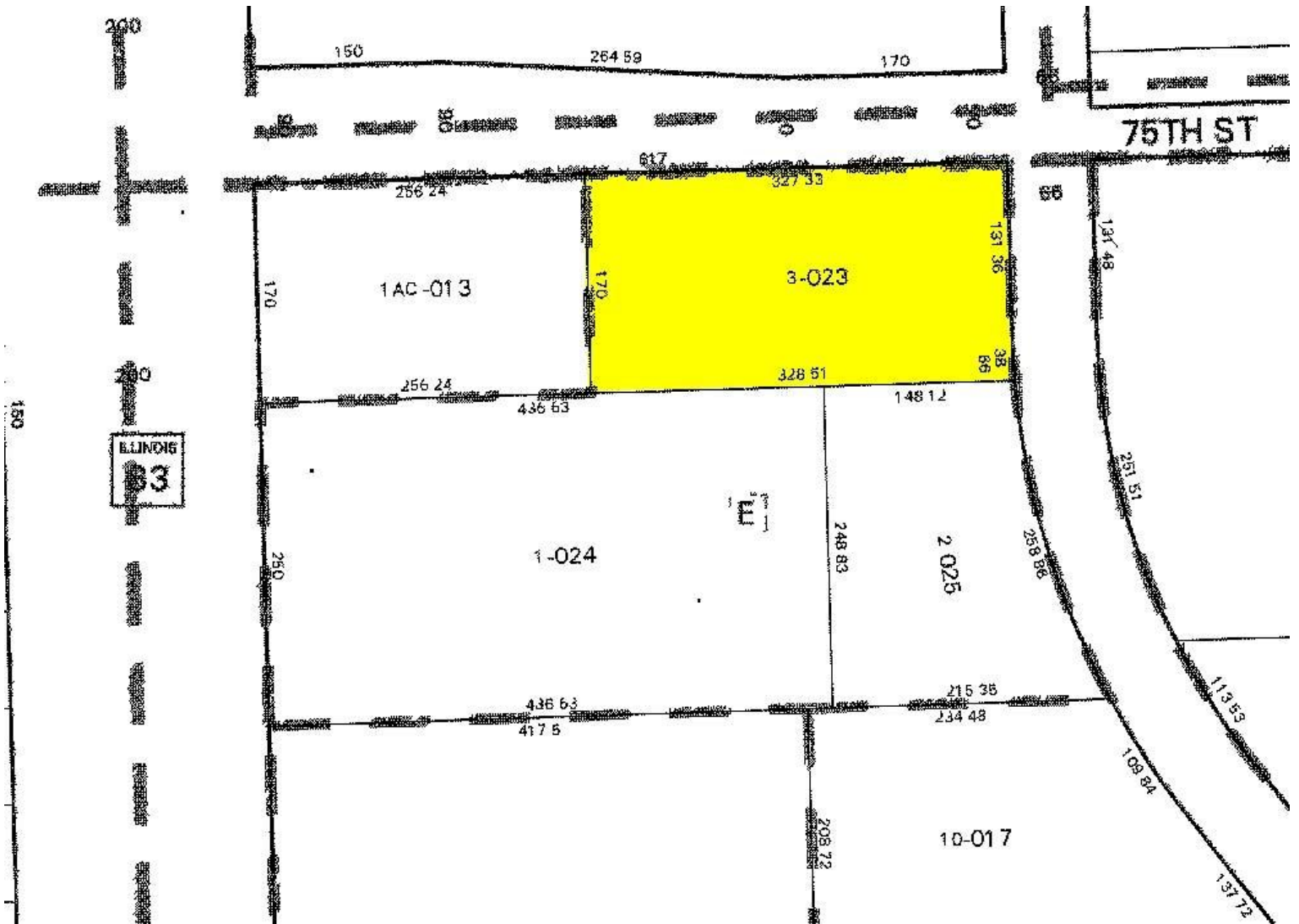
Leasing

Management

**WILLOWBROOK KEY LLC**  
825 W. 75<sup>th</sup> Street  
Willowbrook, IL 60527

**SITE MAP**

**PIN Number : 09-26-400-023**



1263 S. Highland, Suite 2W  
Lombard, IL 60148  
Office: 630.932.5757

Kimberly Hess  
khess@key-investment.com  
www.key-investment.com

Real Estate

Brokerage

Leasing

Management



**WILLOWBROOK KEY LLC**  
825 W. 75<sup>th</sup> Street  
Willowbrook, IL 60527

**Property Photos**



1263 S. Highland, Suite 2W  
Lombard, IL 60148  
Office: 630.932.5757

Kimberly Hess  
khess@key-investment.com  
www.key-investment.com

**Real Estate**

**Brokerage**

**Leasing**

**Management**

**WILLOWBROOK KEY LLC**  
**825 W. 75<sup>th</sup> Street**  
**Willowbrook, IL 60527**

**Property Photos**



1263 S. Highland, Suite 2W  
Lombard, IL 60148  
Office: 630.932.5757

Kimberly Hess  
khess@key-investment.com  
www.key-investment.com

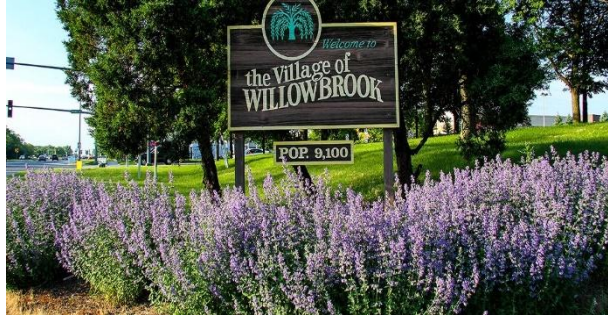
**Real Estate**

**Brokerage**

**Leasing**

**Management**

**WILLOWBROOK KEY LLC**  
**825 W. 75<sup>th</sup> Street**  
**Willowbrook, IL 60527**



## Introduction to Willowbrook, Illinois

In 1959, a homeowners group called the Ridgemoor Homeowners Association decided to incorporate as a village in order to be able to guide the development of farmland which surrounded their homes. Changes in the law scheduled to become effective January 1, 1960, which would require a population of 400 for incorporation, caused this group of 167 people to expedite its request to be made a village.

While the case for incorporation was before court, the attorney for the homeowners association called the president, Anton Borse, frantically asking for a name for the new village. Borse looked out his window and saw the willow trees along the creek at the back of his property and promptly gave the village its name. Willowbrook became one of the State's smallest villages on January 18, 1960.

Willowbrook is a small village known for its exceptional services, low taxes and convenience to the metro Chicago region. Located at the nexus of Route 83 and I-55, it's a short five mile drive along Route 83 north to the regional business center of Oak Brook and the I-88 corridor, a quick 15 mile drive east along I-55 to Midway International Airport and only a few minutes from Argonne National Laboratory. Willowbrook's prime location and accessibility to many regional destinations makes it an attractive location for residents, office / commercial companies and light industrial businesses such as Turtle Wax, whose corporate headquarters are located in Willowbrook.

Willowbrook residents and businesses enjoy a lean and financially stable local government. The Village levies only a small property tax, annually collecting approximately \$66,000 in restricted fund property taxes. These funds may only be used to fund special recreation programming and handicap accessibility improvements in Willowbrook park facilities. Other Village services are paid for with utility taxes, telecommunication taxes and the Village's share of sales tax, income tax and other state-administered taxes.

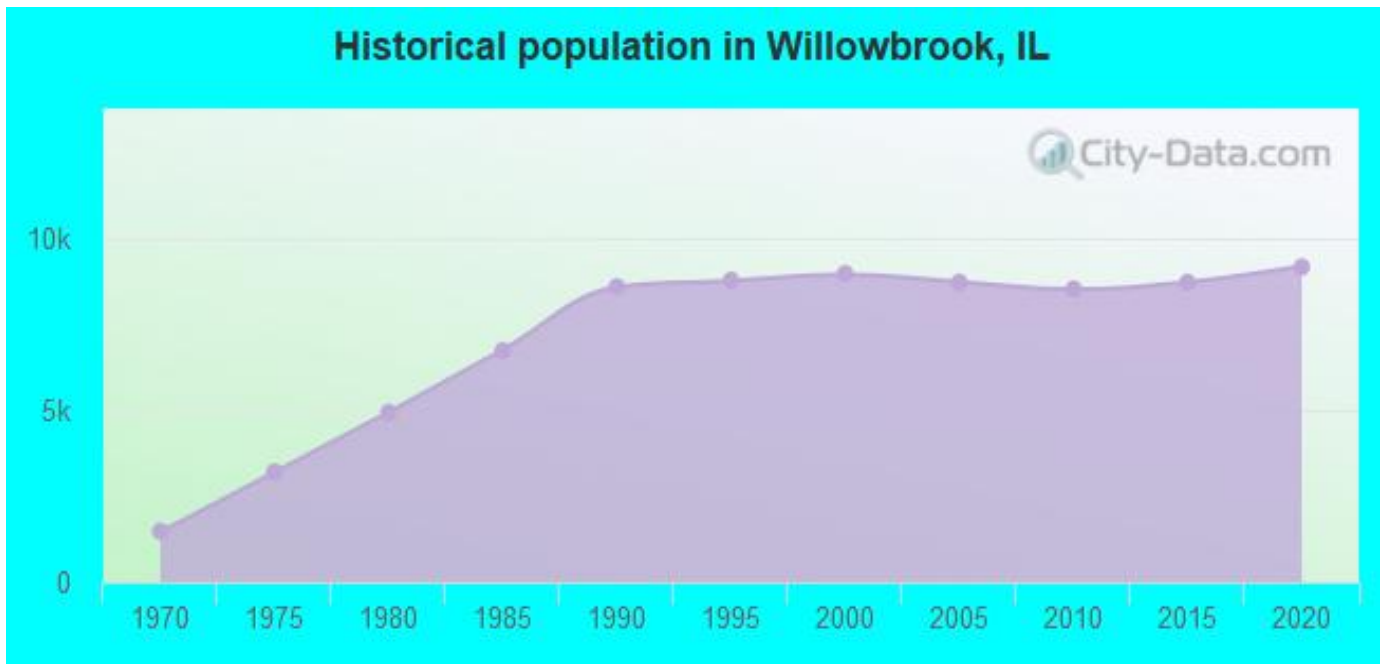
Despite its small size, Willowbrook is well served by an abundance of hotels and thriving retail centers, including the newly constructed Willowbrook Town Center. Willowbrook's superior quality of life is further enhanced by the Village's well-kept ten community parks, the treasures of the nearby Waterfall Glen Forest Preserve, the excellent public schools of the Hinsdale Township High School District 86 (and its elementary school feeder districts) and the established urban fabric where every Willowbrook home is part of a neighborhood and part of the community.

**WILLOWBROOK KEY LLC**  
**825 W. 75<sup>th</sup> Street**  
**Willowbrook, IL 60527**

**Demographics**

**Population**

	2 miles	5 miles	10 miles
<b>2020 Population</b>	<b>33,479</b>	<b>197,409</b>	<b>925,271</b>
<b>2024 Population</b>	<b>33,970</b>	<b>202,823</b>	<b>918,930</b>
<b>2029 Population Projection</b>	<b>33,590</b>	<b>200,549</b>	<b>900,119</b>
<b>Annual Growth 2020-2024</b>	<b>0.4%</b>	<b>0.7%</b>	<b>-0.2%</b>
<b>Annual Growth 2024-2029</b>	<b>-0.2%</b>	<b>-0.2%</b>	<b>-0.4%</b>



1263 S. Highland, Suite 2W  
 Lombard, IL 60148  
 Office: 630.932.5757

Kimberly Hess  
 khess@key-investment.com  
 www.key-investment.com

**Real Estate**

**Brokerage**

**Leasing**

**Management**