



9942 N Alpine Rd. Machesney Park, IL 61115

FOR SALE OR LEASE

PRICE REDUCED - OFFICE/FLEX INDUSTRIAL



Strategically positioned along the highly traveled N Alpine Rd corridor, this exceptional $\pm 22,000$ sf facility delivers an unparalleled blend of office functionality, industrial adaptability, and long-term investment versatility.

Formerly utilized as a modern call center, the property's current configuration offers immediate, move-in-ready office space while its Industrial General zoning unlocks a wide range of future uses from light manufacturing and distribution to technology or service-based operations.



NATHAN BRYANT, CCIM

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KELLER WILLIAMS REALTY SIGNATURE

4201 Galleria Dr. Loves Park, IL 61111



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PROPERTY HIGHLIGHTS

Reduced Asking Price:	\$995,000
Building Size:	22,000 SF
Land Size:	2.94 AC
Asking Lease Rate:	<i>Call For Details</i>
Lease Type:	NNN
Lease Term:	7 years min
Clear Heights:	12' - 15'
Zoning:	IG



- + Former Call Center
- + Potential to divide the building into two 11,000sf spaces
- + Building can easily be retrofitted with drive-in doors & docks
- + Ample on-site vehicle parking available
- + Enterprise Zone
- + Convenient proximity to I-90 and IL-251

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