INDUSTRIAL PROPERTY FOR SALE

300 W JOLIET ROAD | OTTAWA, IL

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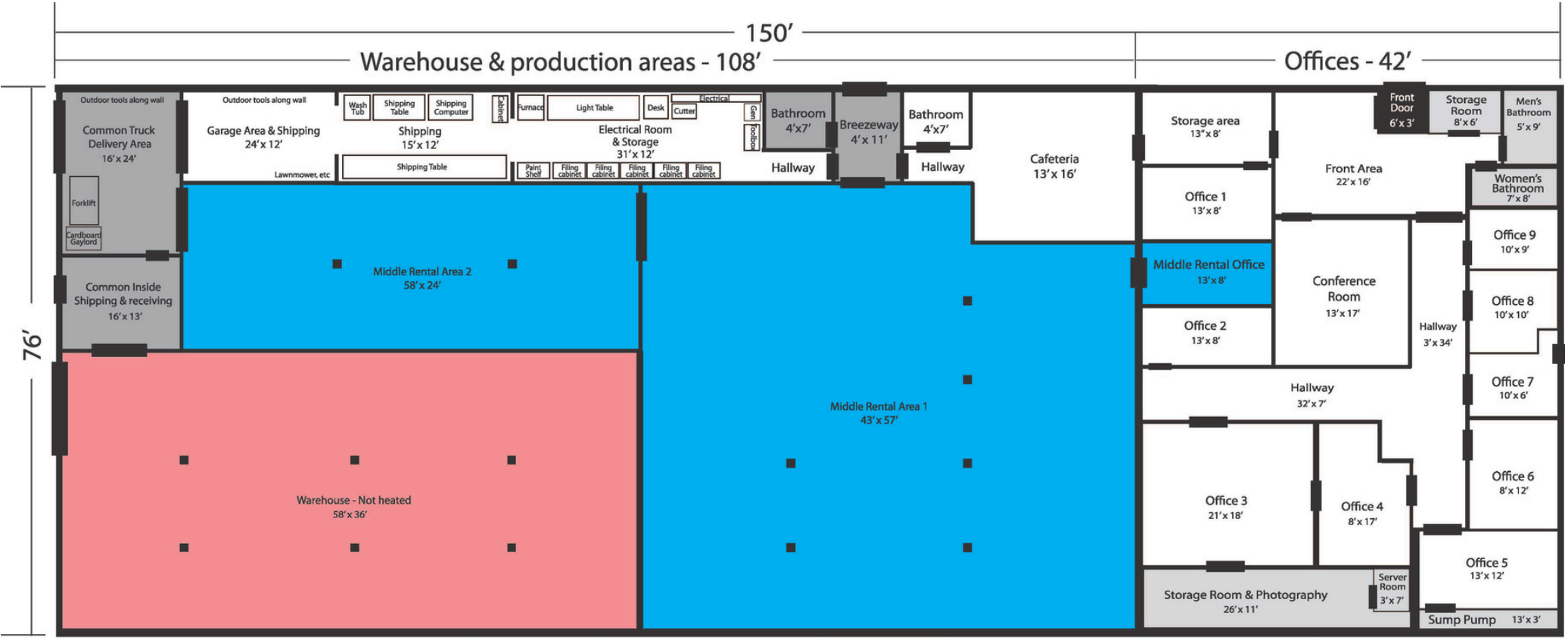
CATON COMMERCIAL REAL ESTATE GROUP

PROPERTY DETAILS

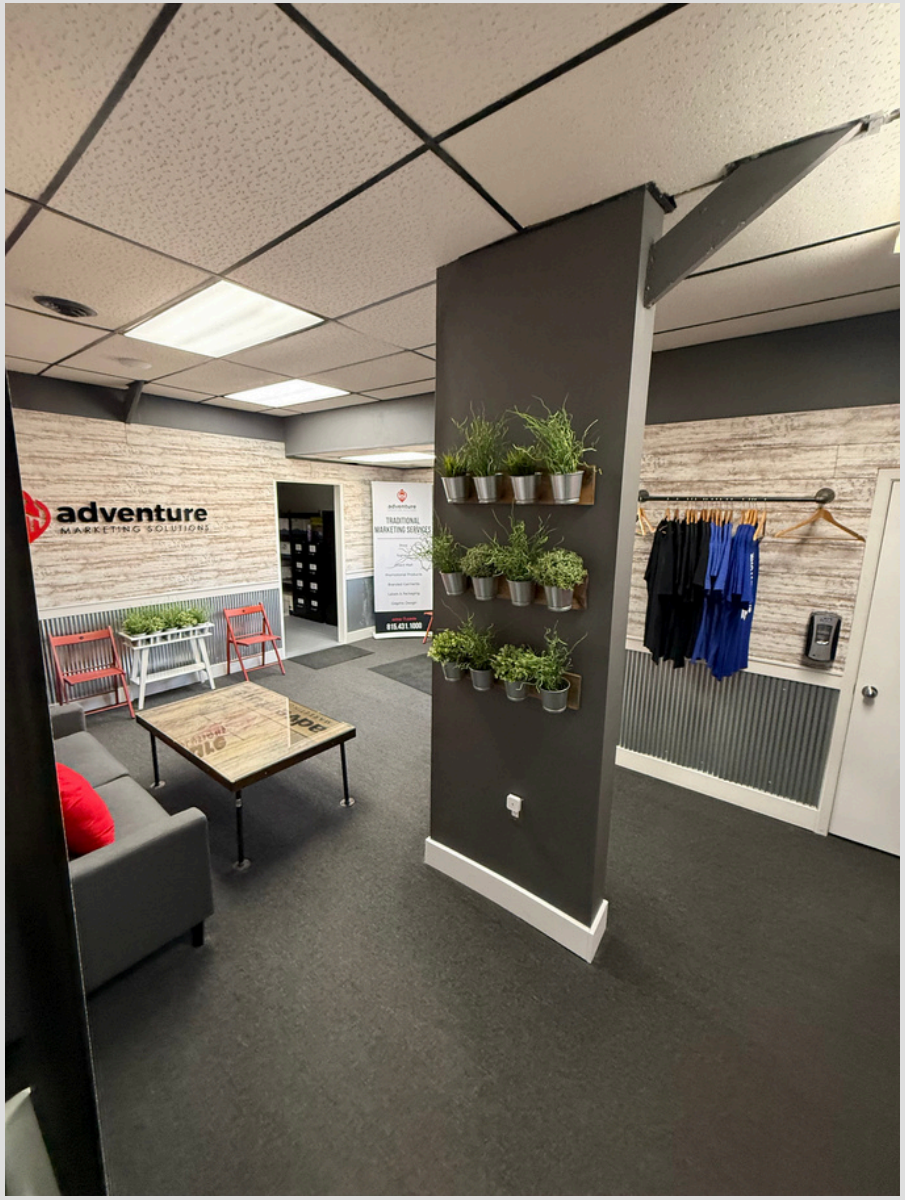
PROPERTY OVERVIEW

- FULL BUILDING SIZE: 11,475 SF
- FULLY REMODELED IN 2017 INCLUDING NEW EXTERIOR
- NEW DRAINAGE TILES INSTALLED
- NEW ROOF INSTALLED IN 2025
- NEW HVAC SYSTEM INSTALLED 2023
- SALE-LEASE BACK OPPORTUNITY FOR 4,276/SF
- ADDITIONAL NEW ACCESS DOOR INSTALLED
- CEILING HEIGHT - 14' - 16'
- ZONING - B-3
- LOT SIZE: 0.46 ACRES
- SALE PRICE: $989,718

FLOOR PLAN

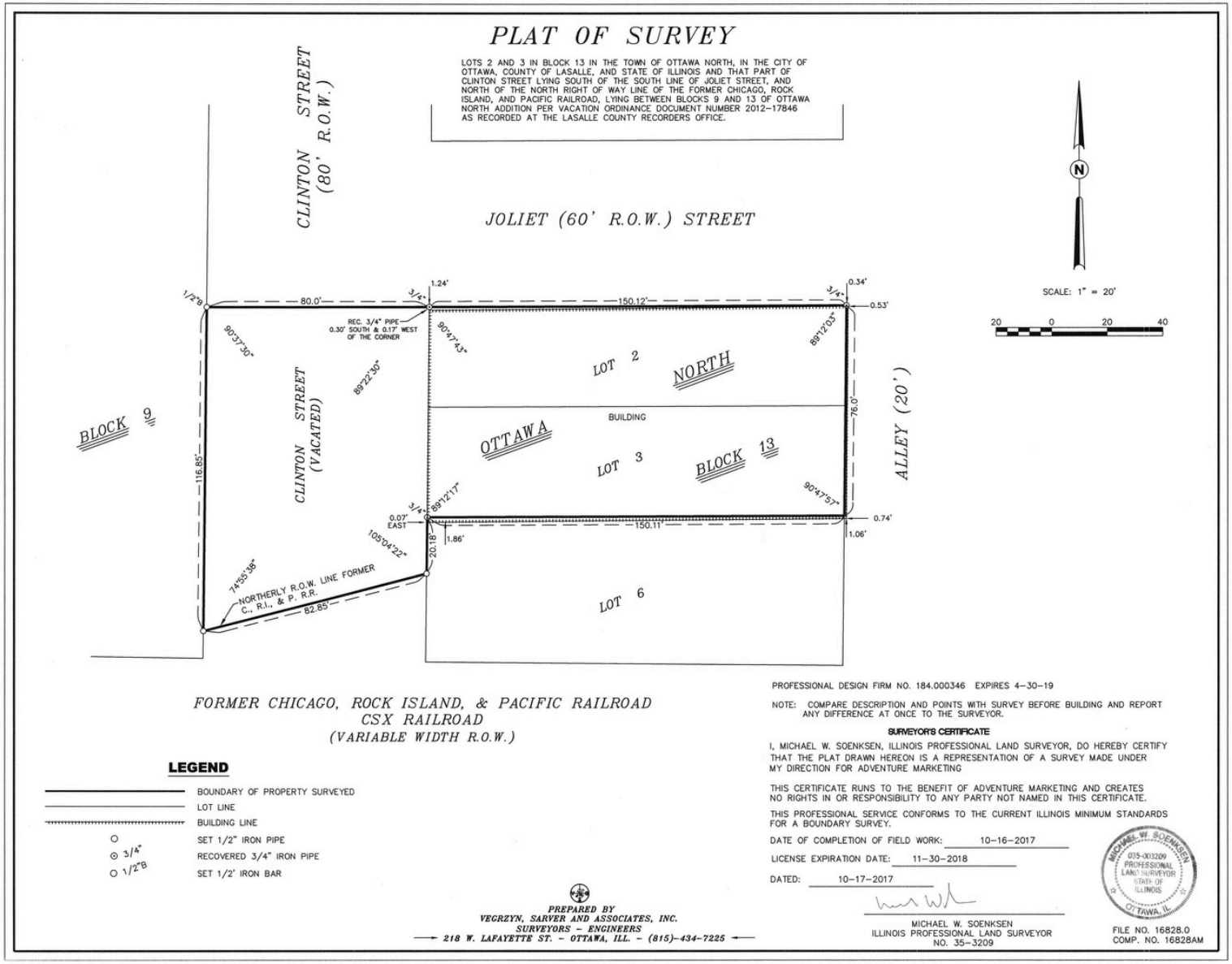

150'
Warehouse & production areas - 108'
Offices - 42'
76'
Outdoor tools along wall
Common Truck Delivery Area 16'x 24'
Forklift
Cardboard Gaylord
Common Inside Shipping & receiving 16'x 13'
Outdoor tools along wall
Garage Area & Shipping 24'x 12'
Lawnmower, etc
Wash Tub
Shipping Table
Shipping Computer
Shipping 15'x 12'
Shipping Table
Cabinet
Furnace
Light Table
Desk
Electrical
Cutter
Gun
Toolbox
Electrical Room & Storage 31'x 12'
Paint Shelf
Filing cabinet
Filing cabinet
Filing cabinet
Filing cabinet
Filing cabinet
Bathroom 4'x7'
Hallway
Breezeway 4'x 11'
Bathroom 4'x7'
Hallway
Cafeteria 13'x 16'
Middle Rental Area 2 58'x 24'
Middle Rental Area 1 43'x 57'
Warehouse - Not heated 58'x 36'
Storage area 13"x 8'
Front Door 6'x 3'
Storage Room 8'x 6'
Men's Bathroom 5'x 9'
Front Area 22'x 16'
Women's Bathroom 7'x 8'
Office 1 13'x 8'
Office 9 10'x 9'
Middle Rental Office 13'x 8'
Conference Room 13'x 17'
Office 8 10'x 10'
Office 2 13'x 8'
Hallway 3'x 34'
Office 7 10'x 6'
Hallway 32'x 7'
Office 6 8'x 12'
Office 3 21'x 18'
Office 4 8'x 17'
Office 5 13'x 12'
Storage Room & Photography 26'x 11'
Server Room 3'x 7'
Sump Pump 13'x 3'
664 sq. Common Shipping Area (climate controlled)
2,088 sq. Rented Warehouse Area (Non climate controlled)
3,947 sq. Rentable Production Area (climate controlled)
4,276 sq. AMS Area

INVESTMENT OVERVIEW



Unit 1 (White):	$4,276 SF $3,000/mo. (Sale Lease Back)
Unit 2 (Blue):	3,947 SF $3,000/mo. (Vacant for Lease)
Unit 3 (Pink):	2,625 SF $2,625/mo.
Gross Rent:	$103,500/yearly
Taxes:	$7,740/year
Insurance:	$2,192/year
Maintenance:	$6,000/year
NOI:	$87,586
Purchase Price:	$989,718
Cap Rate:	8.80%

SITE PLAN


PLAT OF SURVEY
LOTS 2 AND 3 IN BLOCK 13 IN THE TOWN OF OTTAWA NORTH, IN THE CITY OF OTTAWA, COUNTY OF LASALLE, AND STATE OF ILLINOIS AND THAT PART OF CLINTON STREET LYING SOUTH OF THE SOUTH LINE OF JOLIET STREET, AND NORTH OF THE NORTH RIGHT OF WAY LINE OF THE FORMER CHICAGO, ROCK ISLAND, AND PACIFIC RAILROAD, LYING BETWEEN BLOCKS 9 AND 13 OF OTTAWA NORTH ADDITION PER VACATION ORDINANCE DOCUMENT NUMBER 2012-17846 AS RECORDED AT THE LASALLE COUNTY RECORDERS OFFICE.
CLINTON STREET (80' R.O.W.)
JOLIET (60' R.O.W.) STREET
N
SCALE: 1" = 20'
20 0 20 40
1/2"B
80.0'
3/4"
1.24'
150.12'
0.34'
0.53'
REC. 3/4" PIPE 0.30' SOUTH & 0.17' WEST OF THE CORNER
90°37'30"
90°47'43"
89°12'03"
89°22'30"
LOT 2
NORTH
BUILDING
76.0'
ALLEY (20')
BLOCK 9
CLINTON STREET (VACATED)
OTTAWA
LOT 3
BLOCK 13
116.85'
89°12'17"
90°47'57"
0.07' EAST
150.11'
0.74'
1.06'
1.86'
20.18'
105°04'22"
74°55'38"
NORTHERLY R.O.W. LINE FORMER C., R.I., & P. R.R.
82.85'
LOT 6
FORMER CHICAGO, ROCK ISLAND, & PACIFIC RAILROAD
CSX RAILROAD
(VARIABLE WIDTH R.O.W.)
LEGEND
BOUNDARY OF PROPERTY SURVEYED
LOT LINE
BUILDING LINE
SET 1/2" IRON PIPE
3/4" RECOVERED 3/4" IRON PIPE
1/2"B SET 1/2' IRON BAR
PROFESSIONAL DESIGN FIRM NO. 184.000346 EXPIRES 4-30-19
NOTE: COMPARE DESCRIPTION AND POINTS WITH SURVEY BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE TO THE SURVEYOR.
SURVEYOR'S CERTIFICATE
I, MICHAEL W. SOENKSEN, ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT DRAWN HEREON IS A REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION FOR ADVENTURE MARKETING
THIS CERTIFICATE RUNS TO THE BENEFIT OF ADVENTURE MARKETING AND CREATES NO RIGHTS IN OR RESPONSIBILITY TO ANY PARTY NOT NAMED IN THIS CERTIFICATE.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DATE OF COMPLETION OF FIELD WORK: 10-16-2017
LICENSE EXPIRATION DATE: 11-30-2018
DATED: 10-17-2017
MICHAEL W. SOENKSEN
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 35-3209
MICHAEL W. SOENKSEN 035-003209 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS OTTAWA, IL
FILE NO. 16828.0
COMP. NO. 16828AM
PREPARED BY
VEGRZYN, SARVER AND ASSOCIATES, INC.
SURVEYORS - ENGINEERS
218 W. LAFAYETTE ST. - OTTAWA, ILL. - (815)-434-7225

LOCATION OVERVIEW

Strategically located in Ottawa, Illinois with immediate access to IL Route 23 and minutes from Interstate 80 (I80) and Interstate 39 (I-39), providing strong east/west and north/south connectivity. Positioned within an established industrial corridor with convenient truck access. Ottawa is served by BNSF Railway and CSX Transportation, with access to barge transportation via the Illinois Waterway. Approximately 65 miles from O'Hare International Airport.