



5200 Main St, Downers Grove, IL 60515

ABC Storage
10719 Commercial St
Richmond, IL 60071



Property Overview

Exceptional opportunity to acquire a fully operational, income-producing industrial storage business with real estate included. Adjacent property also available. This offering features three purpose-built storage buildings currently utilized for boat, automobile, camper, and seasonal recreational storage, serving both winter and summer demand.

The sale includes the established storage business and existing leases, creating a true turnkey investment. Operations are in place, occupancy is strong, and the transition can be seamless for a new owner. Strategically located near several of the Midwest's most popular boating and recreation destinations—including Chain O'Lakes, Lake Geneva, and Lake Delavan—this property benefits from consistent, recurring demand from boaters, RV owners, and seasonal users seeking secure, convenient storage.

In addition to the current income stream, the property offers clear upside potential through additional rentable land, expanded storage configurations, or rate optimization—making it ideal for investors or owner-operators looking to scale revenue over time.

RENTAL DETAILS

ABC STORAGE

2025

**103 Vehicles in
Winter Storage
&**

**33 Vehicles in
Summer Storage**

**INDUSTRIAL
ZONING!**

GROSS INCOME

\$101,300

Escalating by \$25 per
vehicle annually



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PROPERTY

BREAKDOWN

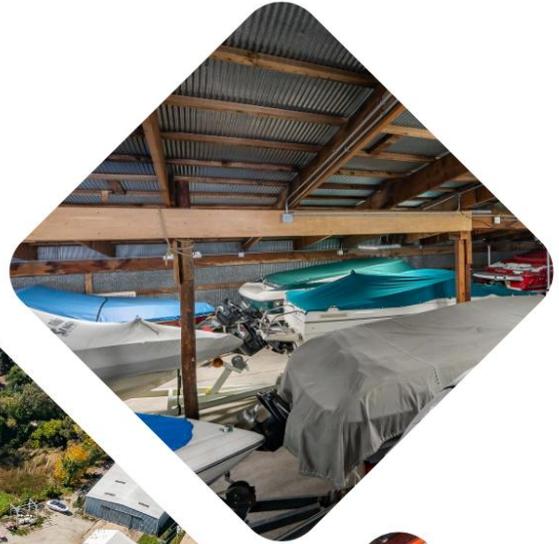
3 BUILDINGS + OUTSIDE STORAGE

BUILDING 1 WITH BAY = 13,050 SF
BUILDING 2 = 5,760 SF
BUILDING 3 = 8,476 SF
OUTSIDE STORAGE = 4,000 SF
CURRENTLY UNUSED OUTSIDE STORAGE = 40,000+ SF

TOTAL POTENTIAL STORAGE SPACE

71,286 SF

Building 1
could easily be
divided into
4 rentable
commercial
units!



PROPERTY IMPROVEMENTS

- 2006** • PURCHASED THE RIGHTS TO CITY WATER AND SEWER, VALUED AT \$14,833
- 2009** • REMOVED TREES AND GRADED OUTSIDE YARD
• TRENCH AND RUN 1-1.5" COPPER PICE, SERWER PIPE & GAS PIPE TO BACK BUILDING, VALUED AT \$30,000
• HAULED IN GRADE & ROLL SMOOTH WITH VIBRATING ASPHALT ROLLER
80 SEMI LOADS OF ASPHALT GRINDINGS TO TOP OF STORAGE YARD
• INSTALLED OVERHEAD BOAT HOIST
• FENCED IN YARD & ADDED 30' ROLLING GATE WITH POWER OPENDER
- 2017** • INSTALLED FIREWALL & IMPORVEMENTS TO RENT NORTH STORAGE BAY
- 2025** • INSTALLED 110' OF FIREWALL TO CENTER BAY