

Oak Lawn Industrial Investment

5530-5534 W 110th St, Oak Lawn, IL 60453



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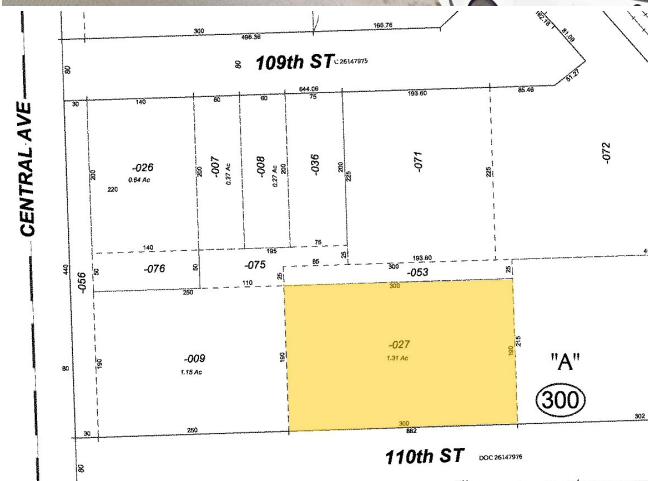


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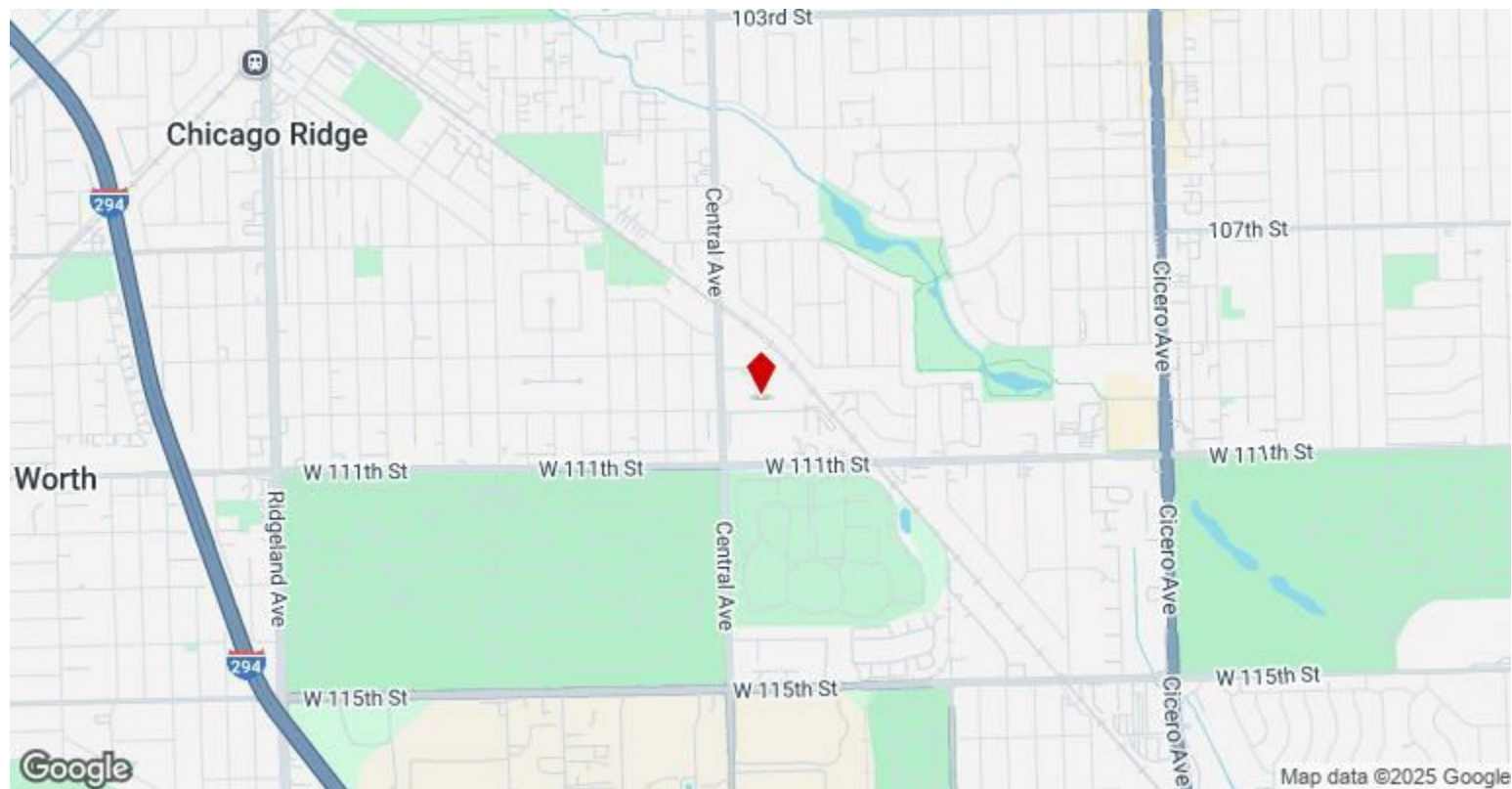
\$1,999,000

Investment Opportunity in Oak Lawn, IL. 21,460 SF multi-tenant industrial building in one of Oak Lawn's most established industrial parks. The property features 12 functional units (some combined) and is currently 100% occupied by eight long-term tenants, offering strong, stable cash flow. A variety of unit sizes support a wide range of business operations, and all leases feature varying terms and lengths. Complete documentation is available upon acceptance of an offer. Located near major transportation options, including Metra, bus routes, and key interstates, the property...

- 21,460 SF multi-tenant industrial building
- 12 units total, with some units combined for larger tenant spaces
- 100% occupied by 8 established tenants
- Stable income in a proven, long-standing industrial park
- Highly accessible location near Metra, bus routes, and major interstates



Price:	\$1,999,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment
Lot Size:	1.47 AC
Gross Building Area:	26,000 SF
Rentable Building Area:	26,000 SF
No. Stories:	1
Year Built:	1978
Tenancy:	Multi
Parking Ratio:	4/1,000 SF
Clear Ceiling Height:	18 FT
No. Drive In / Grade-Level Doors:	12
Zoning Description:	M1, Cook County



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