

INVESTMENT OPPORTUNITY

INDUSTRIAL INVESTMENT BUILDING 11,420 SF Fully Leased

100% leased 8.23% CAP rate, 2-tenant 11,420 SF brick & metal investment building. Tenants pay snow removal and utilities. Low maintenance building. Contact broker for rent roll and financials. Broker has interest. Visit Premier Commercial Realty website to see more listings.

PROPERTY SPECIFICATIONS

| | |
|------------------|--|
| Description: | 2 Tenant Industrial Building |
| Year Built: | 1998 |
| Building Size: | 11,420 SF |
| Land Size: | .86 Acre (37,660 SF) |
| Office/Showroom: | 1,430 SF |
| HVAC System: | GFA/ Central Air (Office) Ceiling Hung Heat (Warehouse) |
| Power: | 200 amp 3 phase (per unit) |
| Sprinklered: | No |
| Floor Drains: | Yes - Triple Basin |
| Ceiling Height: | 16' |
| Parking: | 25 (common) |
| Washroom(s): | 3 |
| Truck Docks: | No |
| Drive-in-Doors: | 5 (12x12) |
| Sewer: City | Water: City |
| Zoning: | M1 |
| CAP Rate: | 8.23% |
| NOI: | \$57,128.00 |
| Taxes: | \$17,666 (2018) |
| Sale Price: | \$695,000 |



MLS: 10429435



DIRECTIONS: Route 14 to Jandus cutoff to left on Jandus Road to building on corner.

PIN: 20-18-326-003

June 25, 2019

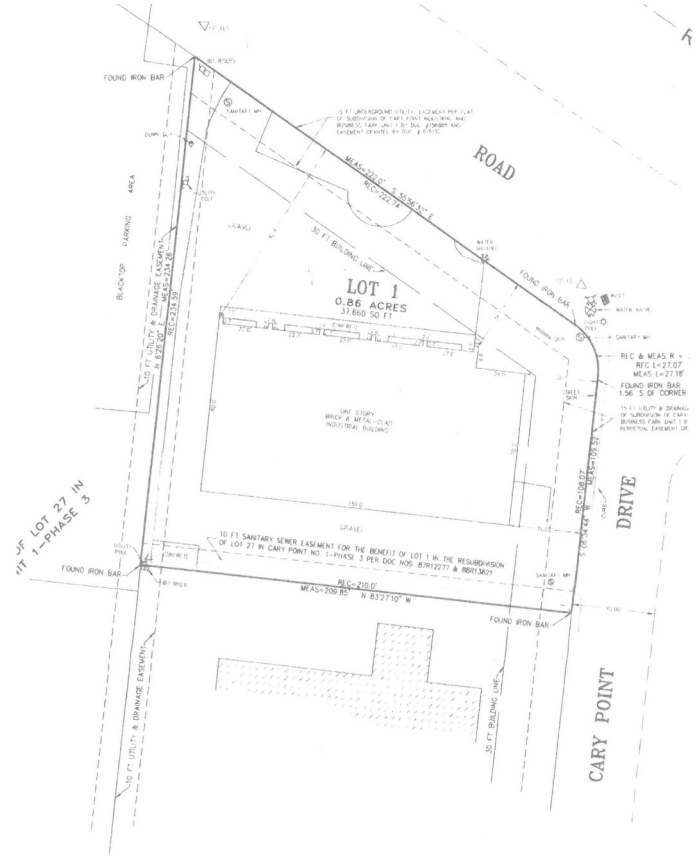
No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

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TO VISIT OUR WEBSITE](#)

www.PremierCommercialRealty.com

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251-259 Jandus Road
Cary, IL 60013



BOSSOW
CHECKED BY: M.V.
SEC. 18, T. 43, R. 9, E.
-326-003
24 J.D. LSS BK. 10, PG. 21
IN FEET AND DECIMAL PARTS THEREOF
REF: 900541

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
• No distance should be assumed by scaling.
• No underground improvements have been located unless shown and noted.
• No representation as to ownership, use, or possession should be hereon implied.
• This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS
COUNTY OF McHENRY)
I hereby certify that described, and that of the said survey.
Dated at Woodstock,
VANDERSTAPPEN SURV
By: *W.J. Vanderstappen*
Illinois Pr

