

2205 PLEASANT ST.
633 ENTERPRISE AVE.
DEKALB, IL 60115

FOR SALE

MLS # 10857393

March 15, 2021

2205 PLEASANT ST. - 20,900 SF

633 ENTERPRISE AVE. - 20,000 SF



INVESTMENT OPPORTUNITY
98.5% LEASED INDUSTRIAL BUILDINGS

\$1,450,000 (\$35.45 psf)

DESCRIPTION

SPECIFICATIONS

TWO BUILDINGS - ONE OWNER

Two, one owner pre-engineered steel 98.5% leased industrial buildings with 1 vacant manager's office that could be leased. Buildings are adjacent with 2 PINs and share a rear parking area on 3.28 acres. 5 tenants, most have been there a long time. 7.7% CAP rate includes deductions for vacancy, management and reserves. Upside potential as some rents are below market. July 2020 appraisal on file for \$1,600,000. Contact broker for rent roll and operating statement. Second building address is 633 Enterprise Ave. Both must be sold as a package.

| | |
|------------------|--------------------------|
| Description | (2) Industrial Buildings |
| Building Size | 20,900 SF and 20,000 SF |
| Land Size | 3.28 AC |
| Year Built | 1998 / 1999 |
| Office/Showroom | Varies |
| HVAC System | GFA |
| Electrical | 200-400 Amp 3 Phase |
| Sprinklers | Yes |
| Washrooms | Multiple ADA |
| Ceiling Height | 16 - 21 FT |
| Parking | 42 |
| DID's | (7) 12 x 14 |
| Floor Drains | Triple Basin (in 2205) |
| Sewer/Water | City |
| Zoning | H-I (Heavy Industrial) |
| RE Taxes | \$52,097 (2019) combined |
| PIN Numbers | 08-24-201-009 , 010 |
| NOI and CAP Rate | NOI: \$112,166 CAP 7.7% |



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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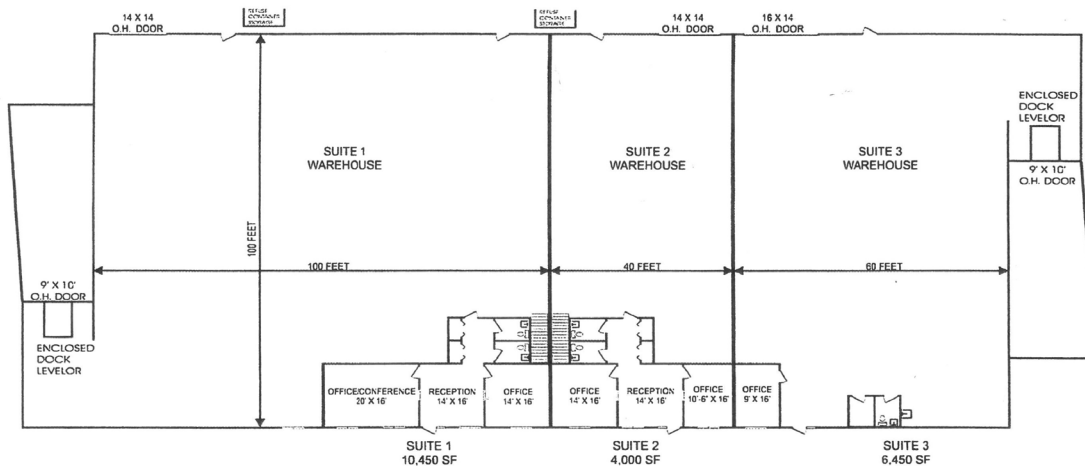
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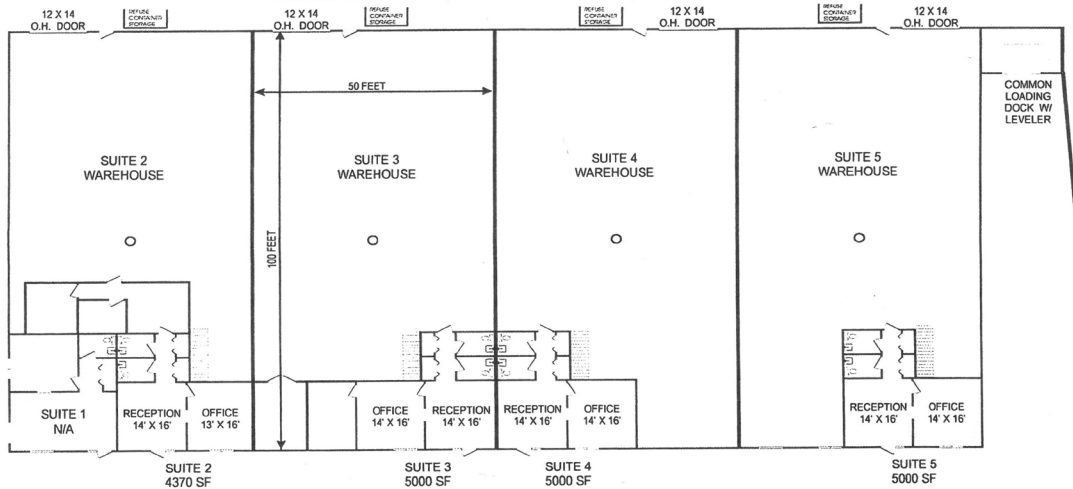
FOR SALE

FLOOR PLANS

RENTAL UNITS AT 2205 PLEASANT ST., DeKALB IL 60115



RENTAL UNITS AT 633 ENTERPRISE ST., DEKALB IL 60115



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