

139-143 INDUSTRIAL DRIVE GILBERTS, IL 60136

FOR SALE

MLS #11044413

May 4, 2021



INVESTMENT 19,200 SF
2 FULLY LEASED 9,600 SF BUILDINGS

\$1,399,000 (\$72.86 psf)

DESCRIPTION

INVESTMENT OPPORTUNITY 2 FULLY LEASED BUILDINGS

Excellent investment opportunity. 100% leased 2 buildings, each 9,600 SF, with 5 tenants including owner who can stay.

1.70 acre parcel with room for contractors truck and trailer parking. New 8" concrete parking in front of building 143. Fenced entrance with rolling gate.

Each unit has 12x14 DID and building 139 has a shared dock. Each unit has small office, bathroom and heat.

Close to I-90 and Randall Road interchange. Ideal for owner user/ investment. Property on well and septic.

Contact broker for financials and rent roll.

SPECIFICATIONS

Description	Industrial Investment
Building Size	9,600 SF each Total 19,200 SF
Land Size	1.70 Acre (74,052 SF)
Year Built	1987
Percent Leased	100%
Current NOI	\$98,797.30
Real Estate Taxes	\$27,747.70 (2020)
PIN#	02-24-351-015 02-23-427-007

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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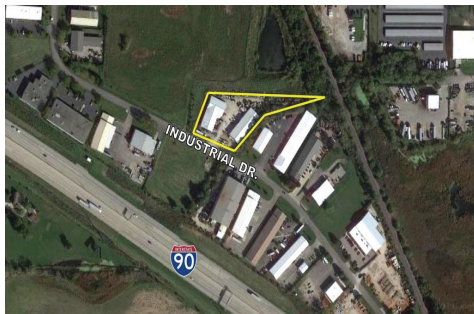
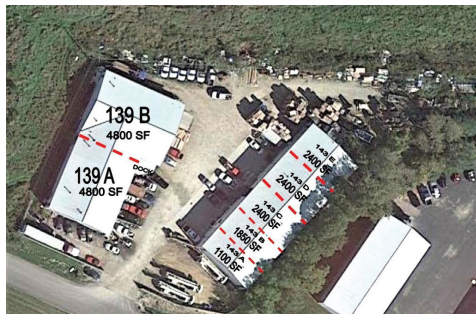
SHARON GLASSHOF
Senior Broker

Office: 847-854-2300 Ext 14
Cell: 847-533-6974

SharonG@PremierCommercialRealty.com

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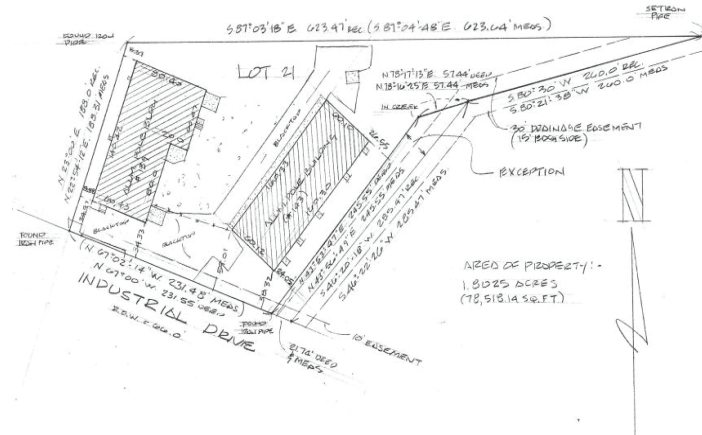
ALAN J. COULSON, P.C.

PROFESSIONAL LAND SURVEYORS

Plat of Survey

OF PROPERTY DESCRIBED AS:

Lot 21 in Gilberts Industrial Park West, except that part described as follows: Beginning at the Southeast corner of said Lot 21; thence North 67 degrees 0 minutes 0 seconds East along the Southerly line of Lot 21, a distance of 21.74 feet; thence North 43 degrees 53 minutes 47 seconds 345.55 feet; thence North 78 degrees 17 minutes 11 seconds East 57.44 feet to the Northwest corner of Lot 22 in said subdivision; thence South 46 degrees 20 minutes 18 seconds West along the Southeasterly line of said Lot 21, 281.47 feet to the place of beginning, being a subdivision of part of the East Half of the Southwest Quarter of Section 23, and part of the Southwest Quarter of Section 24, all in Township 42 North, Range 7 East of the Third Principal Meridian, in the Village of Gilberts, Kane County, Illinois.



This professional service conforms to the current Illinois minimum standards for a boundary survey.

STATE OF ILLINOIS
COUNTY OF KANE ss APRIL 23, 2005

Scale: 1"=50'
 Ordered: S. WICKS
 Owner: 139-143
 Drawn: AA
 Job: BES, BWS
 City: Gilberts

This is to certify that the plat herein drawn correctly indicates the above described property.
Alan J. Coulson
 Any discrepancy in measurement should be promptly reported to surveyor for explanation or correction.
WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.
 Commence the description on this plat with deed. Refer to deed for easements and building lines.

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL.
ALAN J. COULSON, P.C.
 PROFESSIONAL LAND SURVEYORS
 ILLINOIS - WISCONSIN
 228 W. MAIN ST.
 W. CLARKE, IL 60118 PHONE 708-428-2911

Professional Design Firm
 Land Surveying Corporation
 License No. 184-002963
 Alan J. Coulson
 I.P.S. No. 35-2155
 Expiration Date: 11-30-06



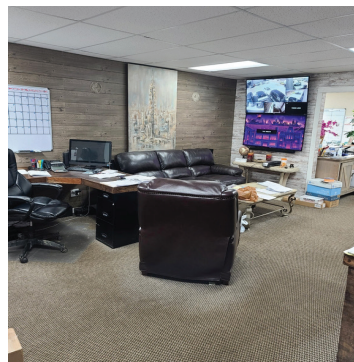
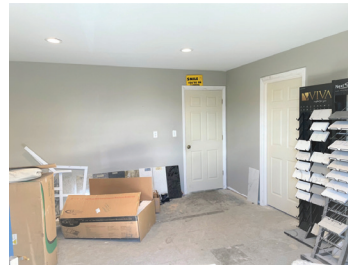
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