

# APPROX. 32,001 SF MULTI-TENANT INDUSTRIAL WAREHOUSE BUILDING

26735 W. COMMERCE DRIVE VOLO, IL 60073

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# Property Summary



## OFFERING SUMMARY

Minimum Bid:	\$1,199,000
Lot Size:	Approx. 2.1 Acres
Year Built:	2002
Building Size:	Approx. 32,001 SF
Zoning:	L-1
Taxes 2018:	\$59,106.60
NOI:	Approx. \$114,752
CR%	9.6%
Price / SF:	\$37.47

## PROPERTY OVERVIEW

Exceptionally well maintained 32,001 sq.ft. (approx) multi-unit industrial warehouse building is set on approximately 2.1 acres. The building has 5 large open floor plan warehouse units, each with 21' clear ceiling heights, All units have small front office spaces as well.

### Highlights:

- 100% Leased through 2021 (All TI's paid by tenants)
- Very stable tenant base. (tenants pay utilities w/tax stops in place)
- Each unit has individual drive in bay w/2 compressed air-powered loading docks.
- Newly painted building, sealed and striped parking lot, roof inspection
- Clean Phase I and II

Located in Volo, Illinois. Stand alone building located at intersection of West Commerce Drive and North Ellis Drive. It is South of Route 120, West of Route 60 and East of Route 12.

## PROPERTY HIGHLIGHTS

- Online Auction Bidding Starts at 11 AM CST Wednesday, November 20, 2019 and ends Friday, November 22, 2019, 11 AM CST
- Minimum Bid: \$1,199,000.00 Plus 6% Buyer's Premium
- Cooperating Broker's Commission: **2%**
- Pre-Auction Bids Highly Encouraged!

# Property Details

## SALE PRICE

**\$1,199,000**

### LOCATION INFORMATION

Building Name                      Approx. 32,001 SF Multi-Tenant  
  Industrial Warehouse Building  
Street Address                      26735 W. Commerce Drive  
City, State, Zip                      Volo, IL 60073  
County/Township                      Lake

### BUILDING INFORMATION

Building Size                                      32,001 SF  
Price / SF    \$37.47  
Year Built    2002  
Occupancy %                                        100%  
Tenancy    Multiple  
Number Of Floors                                  1  
Load Factor   Yes

### PROPERTY DETAILS

Property Type                                      Industrial  
Property Subtype                                 Warehouse/Distribution  
Zoning    L-1  
Lot Size    Approx. 2.1 Acres  
APN#   09-02-102-008

### UTILITIES & AMENITIES

Sprinklers   None - Meets Fire code  
Gas / Propane                                     Public  
Power    Yes

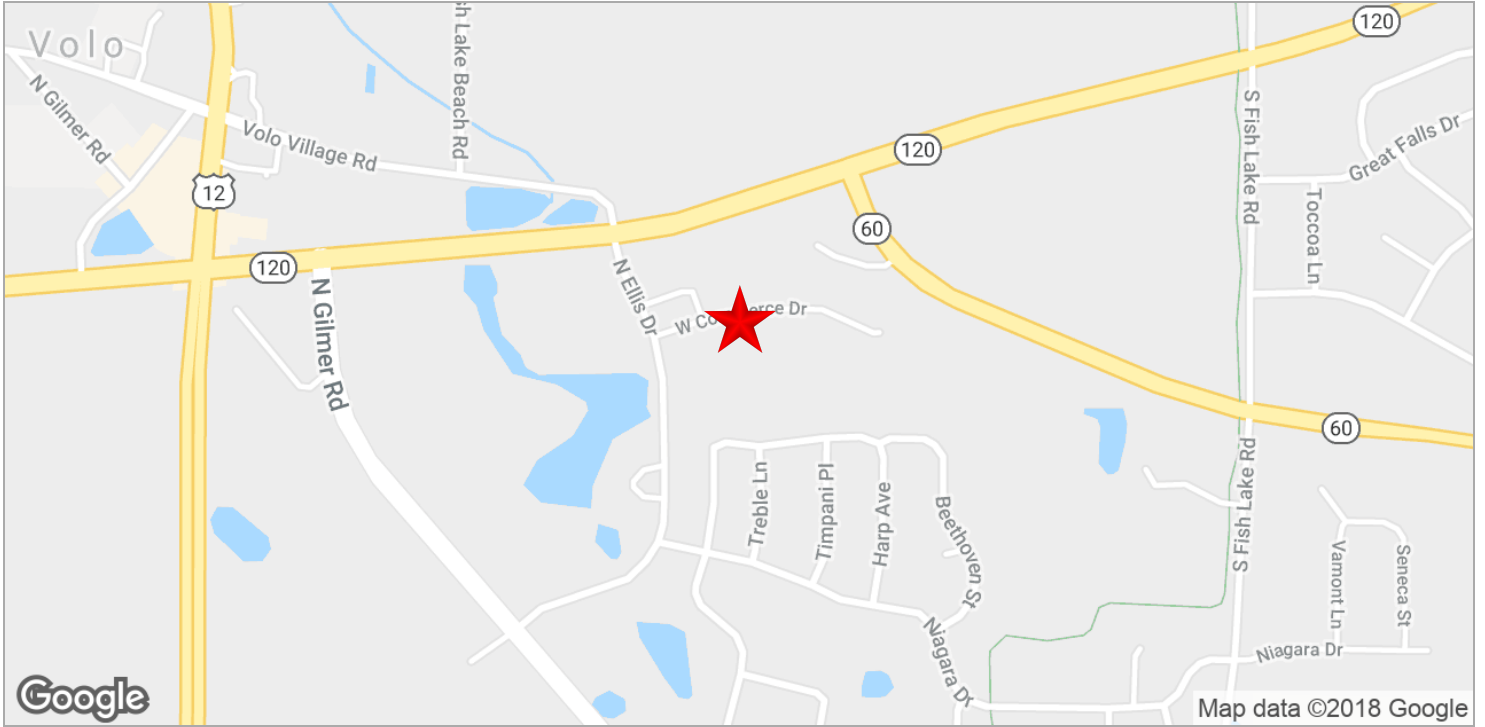
# Additional Photos



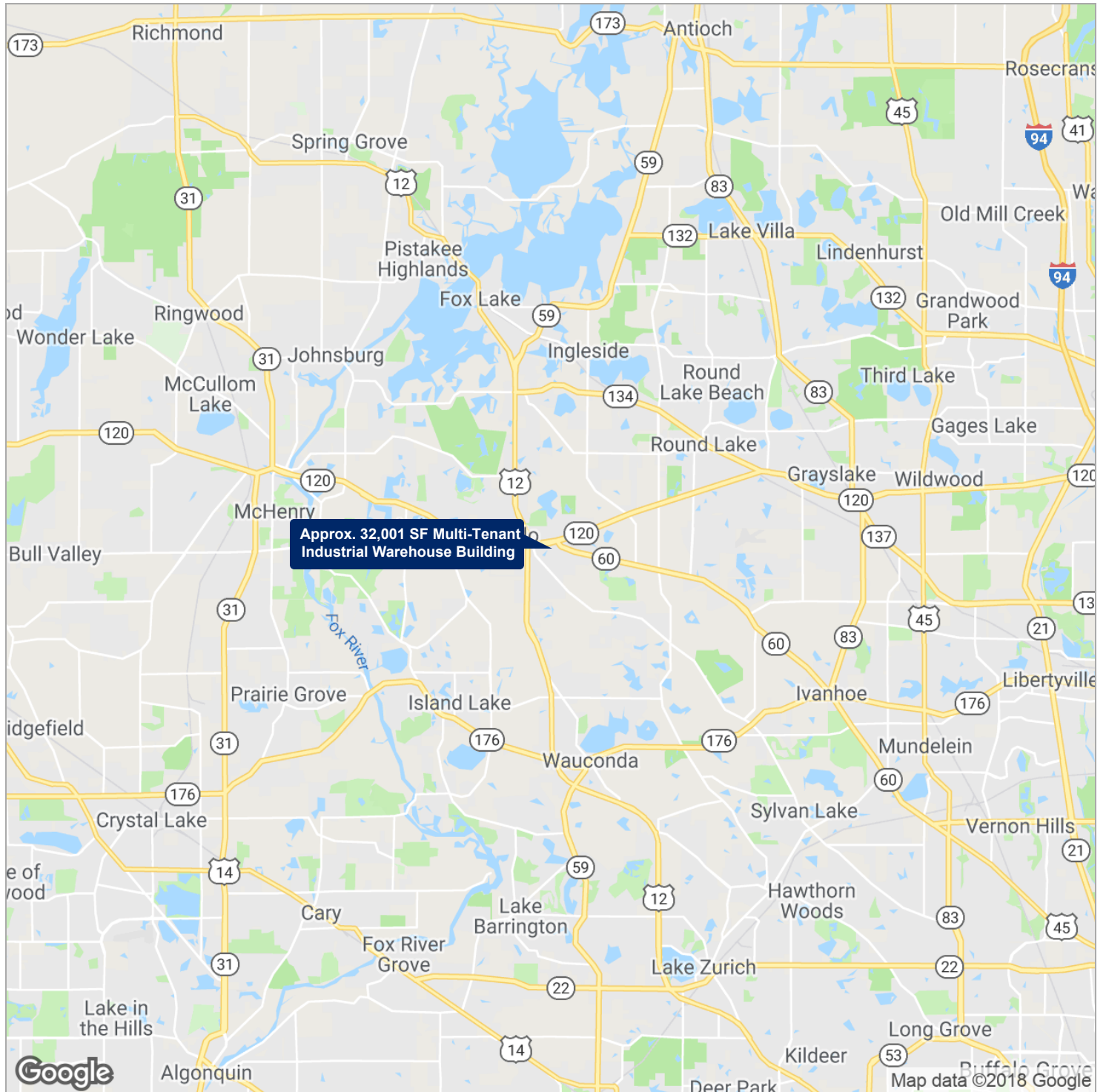
# Additional Photos



# Location Maps



# Regional Map



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