

- + 30,000 SF OFFICE / FLEX BUILDING AVAILABLE
- + EXCELLENT ACCESS TO I-55
- + SITUATED ON 3.11 ACRES

# Office / Flex Building For Sale



## Building Specifications

|               |  |
|---------------|--|
| BUILDING SIZE | 30,000 SF                                    |
| PROPERTY SIZE | 3.11 ACRES                                   |
| YEAR BUILT    | 2003   |
| CLEAR HEIGHT  | 12'6"  |
| CAR PARKING   | 4.73/1,000 SF (142 spaces)                   |
| ZONING        | ORI - Office, Research, and Light Industrial |
| PIN           | 10-05-300-057                                |

## Investment Overview

|                         |                          |
|-------------------------|--------------------------|
| SALE PRICE              | \$3,000,000 (\$100 PSF)  |
| OPEX (2025 ACTUALS)     | \$87,684.82 (\$2.92 PSF) |
| TAXES ('24 PAYABLE '25) | \$76,870.46 (\$2.56 PSF) |
| OCCUPANCY               | 0%                       |

## Operating Expenses

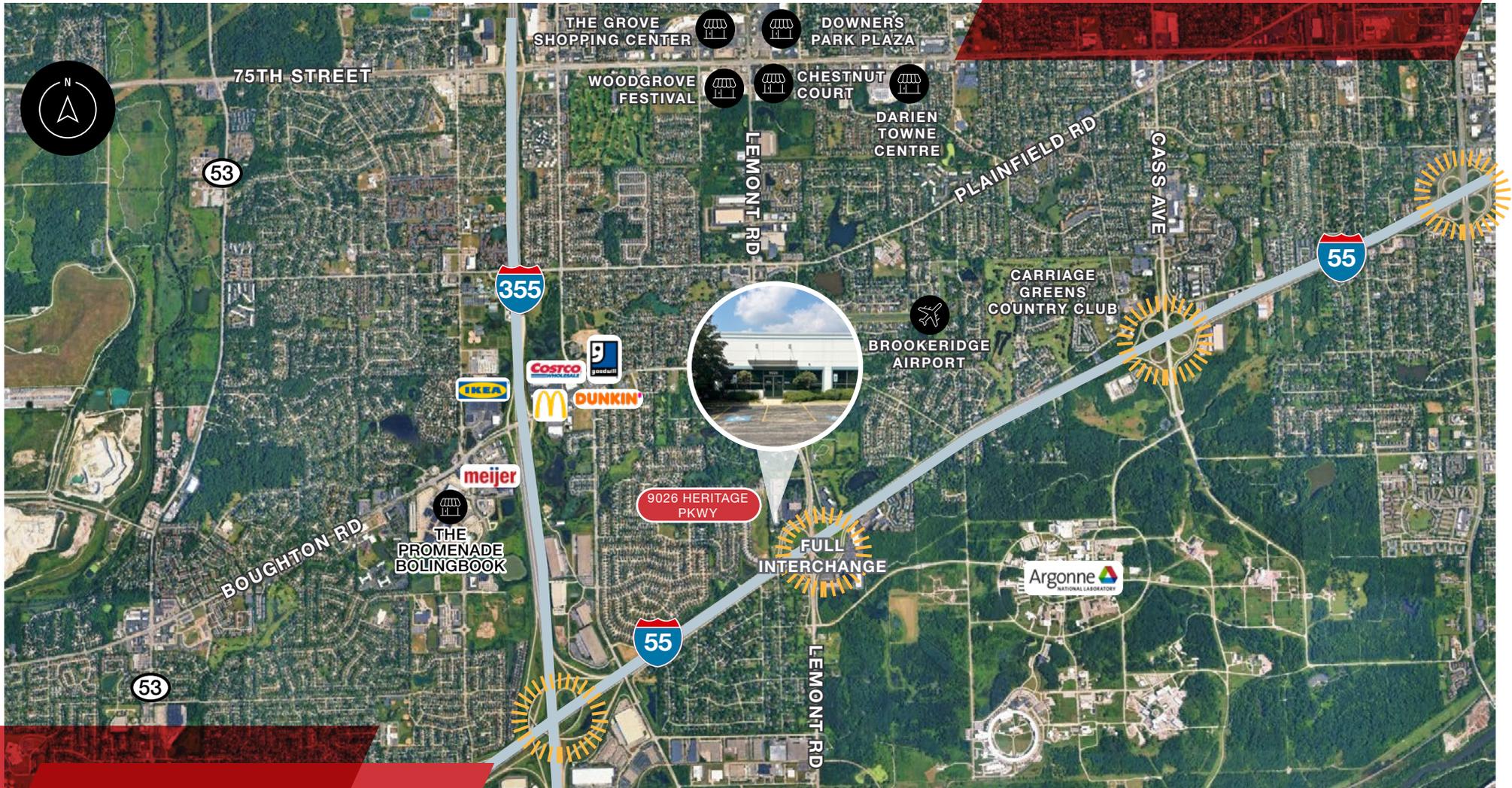
### 2025 ACTUALS

| OFFICE & REPAIR MAINTENANCE |                    |               |
|-----------------------------|--------------------|---------------|
|                             | AMOUNT             | PSF           |
| ALARM                       | \$2,278.92         | \$0.08        |
| CLEANING                    | \$6,500.00         | \$0.22        |
| FIRE/SPRINKLER              | \$11,783.00*       | \$0.39        |
| GENERATOR                   | \$800.00           | \$0.03        |
| HVAC                        | \$3,642.41         | \$0.12        |
| LANDSCAPING                 | \$10,288.00        | \$0.34        |
| PEST CONTROL                | \$2,538.00         | \$0.08        |
| ROOF                        | \$7,975.00         | \$0.27        |
| SNOW PLOWING                | \$3,625.00         | \$0.12        |
| SPRINKLER                   | \$635.00           | \$0.02        |
| UTILITIES                   |                    |               |
| ELECTRIC                    | \$26,748.41        | \$0.89        |
| GAS                         | \$9,453.61         | \$0.32        |
| SEWER/WATER                 | \$1,417.47         | \$0.05        |
| <b>TOTAL</b>                | <b>\$87,684.82</b> | <b>\$2.92</b> |

\*Includes cost to update fire panel

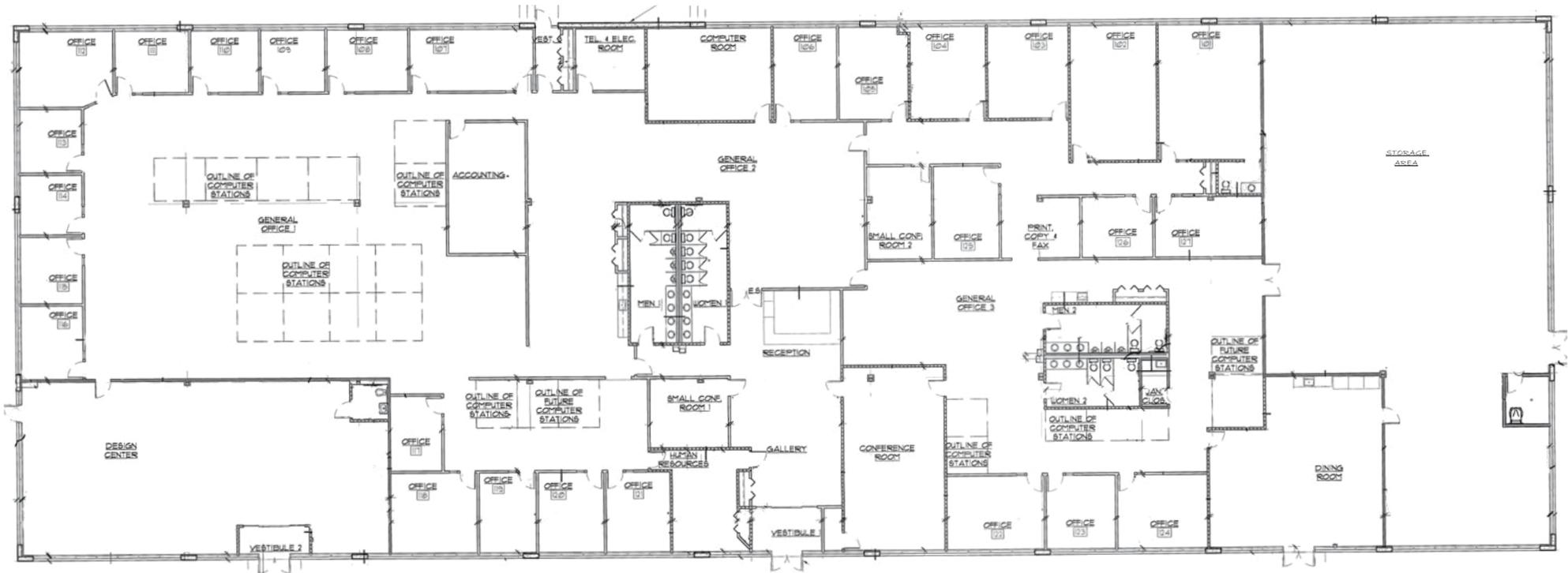
# Property Features

- 12'6" clear height
- ORI Zoning
- Storage area currently in building that can be expanded
- Former single tenant office user
- Great access to full interchange at Lemont Rd and I-55
- Proximity to all the amenities at 75th St and Lemont Rd
- 142 parking spaces (4.73/1,000 SF)
- Potential flex/industrial conversion





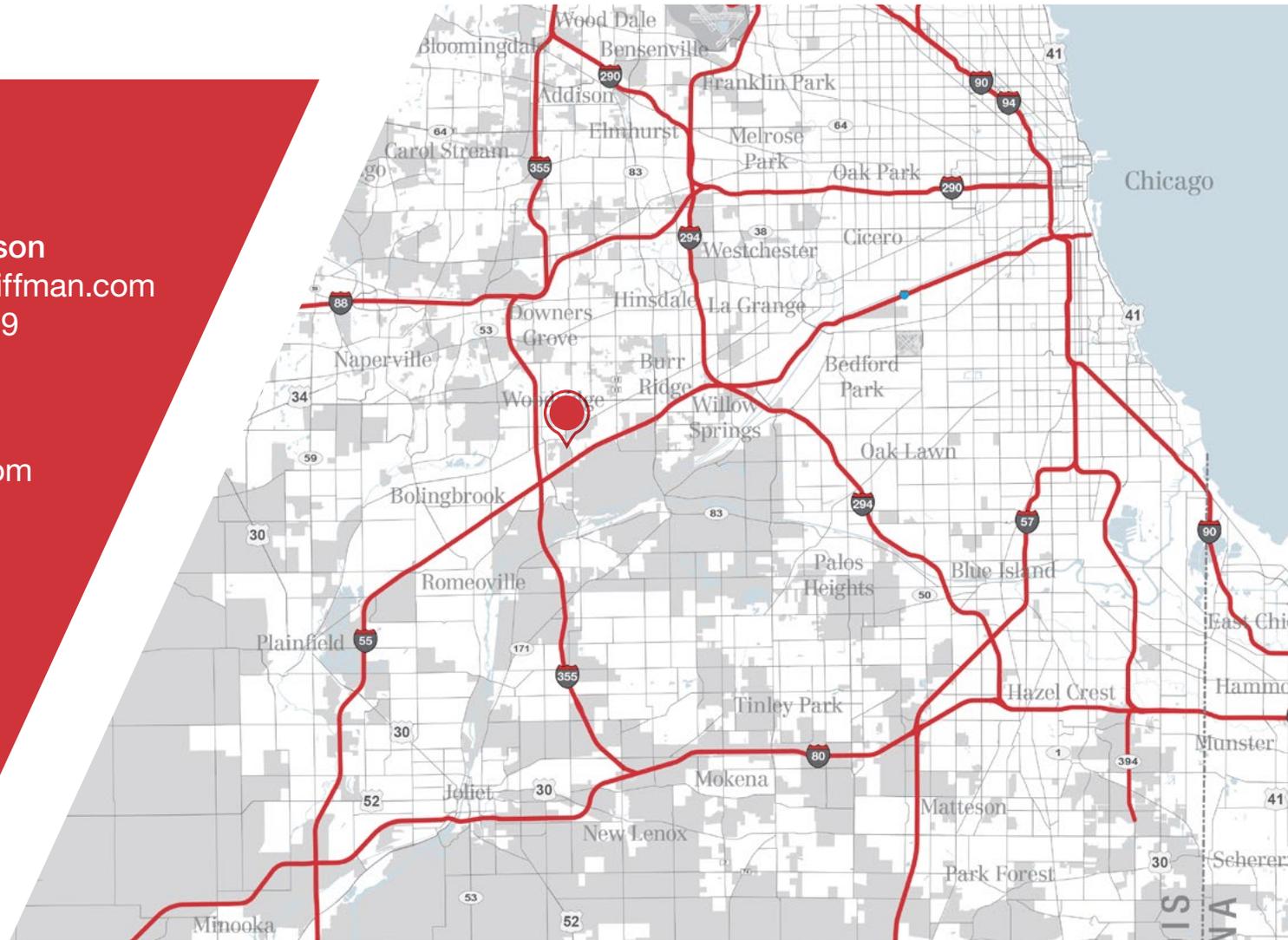




# 30,000 SF Office/Flex Building For Sale

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