

±28,000 SF
FREESTANDING
BUILDING

FOR SALE

SINGLE
OR
MULTI-TENANT

BONUS
±10,000 SF
UNFINISHED
BASEMENT
SPACE



TRANSWESTERN

REAL ESTATE
SERVICES

10608 W. 163rd PLACE

Orland Park, IL 60467

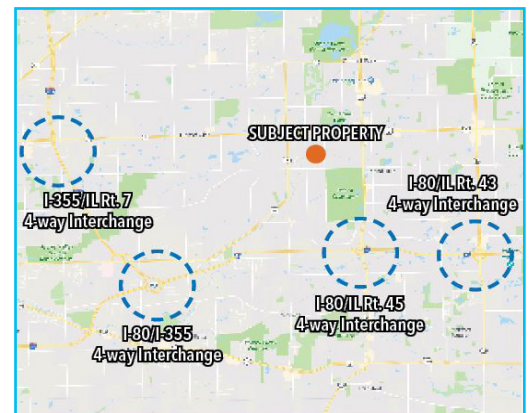


SPECIFICATIONS

- Building Size: ±28,000 SF
Plus ±10,000 SF Basement
- 2 Stories: 1st - 17,000 SF / 2nd - 11,000 SF
- Land Area: ±3.22 AC
- Ceiling Height: 9' - 14'
- Construction: Masonry & Steel
- Parking: 200+ Spaces
- Heating: Gas / Sprinklers: Wet
- Zoning: MFG - Manufacturing & Industrial
- Real Estate Taxes: \$7.52 PSF
- Asking Price: \$3,500,000

INVESTMENT SALE OPERATING SUMMARY

- Rent \$12 PSF NNN finished space
- Rent \$3 PSF Gross basement rent
- OPEX \$6.20 PSF
- NOI \$360,000 per year
- Cap Rate 10.28%



Contact Information:

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HIGHLIGHTS

- Flex - Lab or R& D, freestanding building
- Excellent opportunity in prestigious Orland Park
- ±10,000 SF unfinished basement with the ability to expand and build out space for additional office/data room
- Elevator services 1st floor, 2nd floor and basement
- Second floor consists mainly of perimeter private offices with an open bull pen/cubical area
- Mezzanine storage area with freight lift
- Mag Lock security system
- Centralized fire system
- High grade construction
- Superior climate control and ventilation system
- Nearby access to 159th Street, I-355, and I-80
- Well maintained and clean building with curb appeal
- Multi-tenant or small corporate headquarters/viewing rooms.

Aerial



HIGHLIGHTS (Con't)

- Special build-out including Client lounge, 2 commercial test kitchens with Ansol Hood systems, product development laboratory, audio visual rooms, training rooms, food panel test rooms, multi-purpose rooms, focus groups and theater style viewing rooms.
- 2 current tenants. Owner will consider Sale Leaseback for all or part of building and a Master Lease. Owner would also consider an Owner Occupant scenario and sale.
- Original 6,000 SF building built in 1984 with full renovation and expansion to current footprint and floor additions in 2003.
- Real estate taxes incentives available possible include Class 7A, B or C

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Office Area



Kitchen Area



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