

AVAILABLE FOR SALE  
9350 W. LARAWAY ROAD  
FRANKFORT, ILLINOIS 60423

## 24,400 SF BUILDING WITH YARD POTENTIAL



### BUILDING SPECIFICATIONS:

<b>BUILDING SIZE:</b>	24,400 SF
<b>OFFICE:</b>	13,265 SF, Potential to be 4,400 SF
<b>SITE SIZE:</b>	3.35 Acres
<b>CLEAR HEIGHT:</b>	16'
<b>LOADING:</b>	› 2 Exterior Docks › 2 Drive-in Docks
<b>POWER:</b>	800 Amps @ 240 Volts, 3-phase
<b>REAL ESTATE TAXES:</b>	\$1.22 PSF
<b>SALE PRICE:</b>	\$1,500,000 (\$61.48 PSF)
<b>ADDITIONAL:</b>	› Cafeteria › Floor Drains › Mezzanine Storage

### ADDITIONAL LAND SPECIFICATIONS:

<b>SITE SIZE:</b>	1.4 Acres
<b>SALE PRICE:</b>	\$250,000
<b>ADDITIONAL:</b>	› Raw Land › Outdoor Storage Potential



### LOCATION HIGHLIGHTS

- Close Proximity to I-80 and I-57
- Expansion Capabilities
- Outdoor Storage Capabilities
- New Roof on Warehouse
- Brick Construction
- Low Will County Taxes

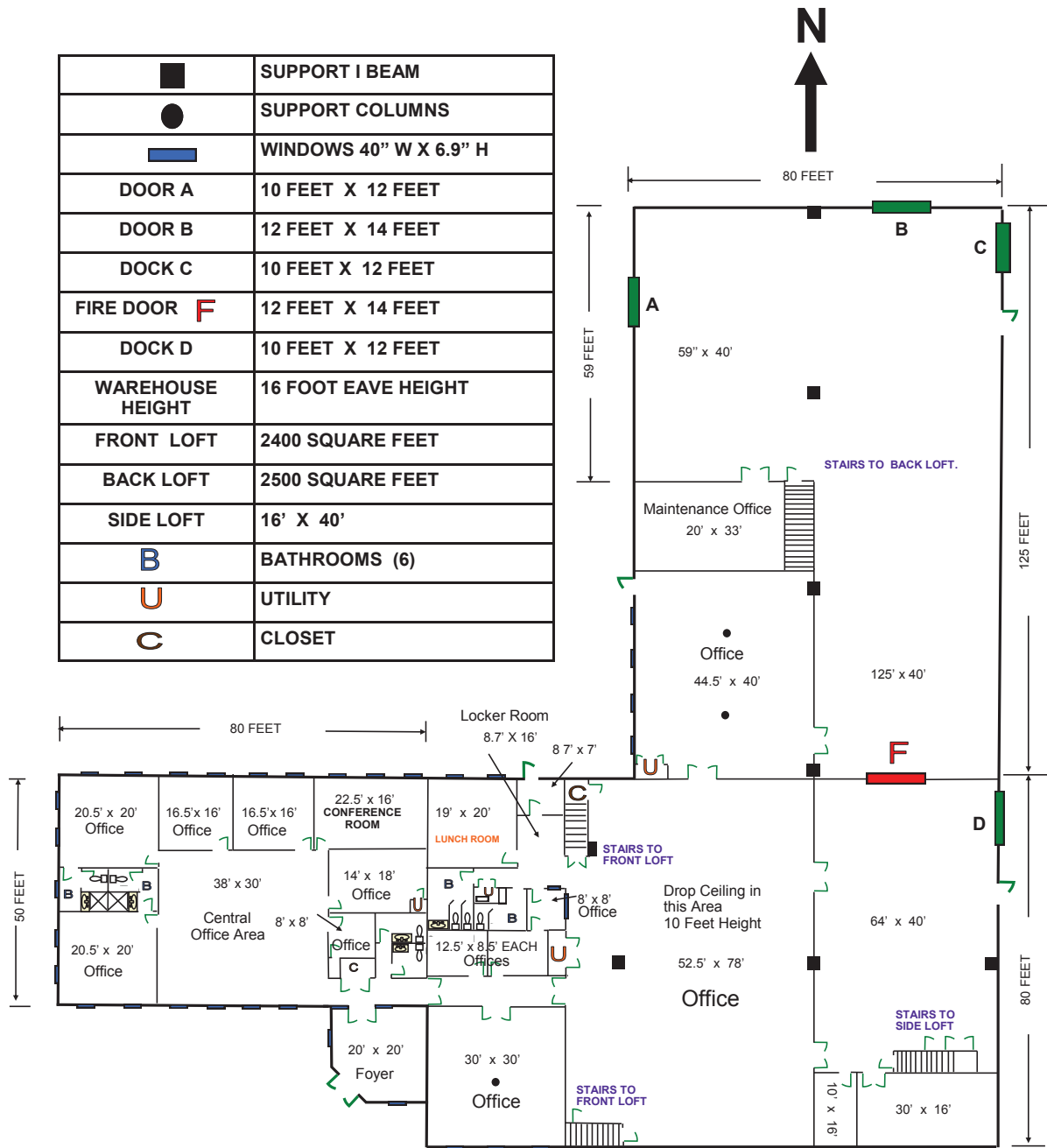
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