

Industrial Property For Sale



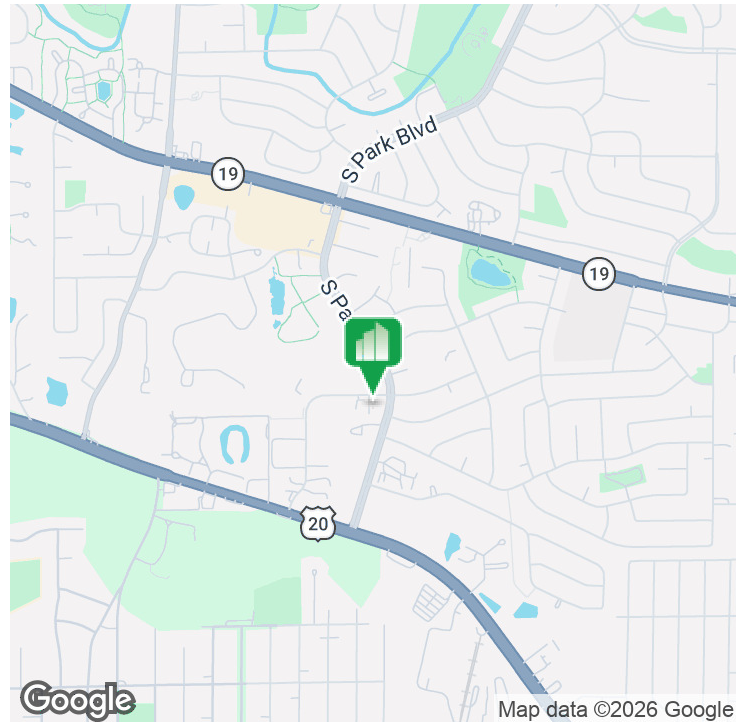
CATON
COMMERCIAL
REAL ESTATE GROUP

SMALL BAY INDUSTRIAL SPACE FOR SALE

1718 SOUTH PARK AVENUE, STREAMWOOD, IL 60107

RARE OWNER-USER INDUSTRIAL OPPORTUNITY

1718 SOUTH PARK AVENUE, STREAMWOOD, IL 60107



OFFERING SUMMARY

Sale Price:	\$549,000
Taxes:	\$6,084.69 (2024)
Lot Size:	1.39 Acres
Year Built:	1992
Building Size:	3,788 SF
Zoning:	I-1
Price / SF:	\$144.93

PROPERTY OVERVIEW

- 580 SF office / 3,208 SF warehouse
- 14' clear height
- (1) 14' x 12' DID
- Two restrooms (office and warehouse)
- New roof installed in 2023
- Flexible Owner User or Investment Opportunity: Owner is willing to vacate for an owner user or consider a leaseback for an investor.
- Class 6B tax incentive in place through 2032, offering significant long-term tax savings

LOCATION OVERVIEW

- Located in Streamwood's established industrial corridor
- Quick access to Irving Park Rd (IL-19) and Lake St (US-20)
- Convenient access to I-90 and I-290 regional expressways
- Approximately 20 minutes to O'Hare International Airport
- Positioned within a park containing other light industrial and flex users
- 7,900 vehicles per day along S Park Ave providing visibility

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