



**Industrial**  
 Status: **NEW**  
 Area: **447**  
 Address: **Lot 1 Railway Ct , Minooka, IL 60447**  
 Directions: **I-80 to Ridge Rd South, Right on Twin Rail Dr to Railway Ct.**  
 Sold by:  
 Closed:  
 Off Mkt:  
 Township: **Aux Sable**  
 Coordinates:  
 Year Built: **0000**  
 Zone Type: **Manufacturing**  
 Act Zoning: **M-2**  
 Subtype: **Manufacturing / Warehousing, New Construction/Build to Suit**  
 Tot Bldg SF: **5680**  
 Office SF:  
 Land SF: **44431**  
 Lot Dim: **167X30X195X201X258**

MLS #: **10078220**  
 List Date: **09/10/2018**  
 List Dt Rec: **09/10/2018**  
 List. Mkt Time: **1**  
 Contract:  
 Concessions:  
 Unincorporated:  
 Subdivision:  
 PIN #: **0302378001**

List Price: **\$727,000**  
 Orig List Price: **\$727,000**  
 Sold Price:

Rented Price:  
 Lease SF/Y: **\$10.57**  
 Mthly. Rnt. Price: **\$5,000**  
 CTGF:  
 Blt Before 78: **No**  
 County: **Grundy**  
 Multiple PINs: **No**  
 Min Rentable SF: **5680**  
 Max Rentable SF: **5680**  
 Lease Type: **Net**  
 Com Area Maint SF/Y: **\$0**  
 Est. Tax per SF/Y: **\$0**  
 User:

Remarks: **New construction with a great location in Minooka's industrial park near I-80 interchange. 5,680 s/f building will include 4- 14' overhead doors, 3 offices, conference room, reception area and break room. Projected completion date of December 2018.**

Approximate Age: **New Construction**  
 Type Ownership:  
 Frontage/Access:  
 Current Use:  
 Potential Use: **Industrial/Mfg**  
 Known Encumbrances:  
 Client Needs:  
 Client Will:  
 Geographic Locale: **Southwest Suburban**  
 Location: **Industrial Park**  
 # Drive in Doors: **4**  
 Door Dimensions: **12' X 14'**  
 Freight Elevators:  
 Min Ceiling Height: **9'0**  
 Max Ceiling Height: **16'0**  
 Clear Span:

Bay Size:  
 # Trailer Docks: **0**  
 Construction:  
 Exterior:  
 Foundation:  
 Roof Structure:  
 Roof Coverings:  
 Docks/Delivery:  
 Misc. Outside:  
 # Parking Spaces:  
 Indoor Parking:  
 Outdoor Parking:  
 Total # Units:  
 Total # Tenants:  
 Extra Storage Space:  
 Misc. Inside: **Common Lunchroom/s, Common Meeting Room/s, Overhead Door/s, Private Restroom/s**  
 Floor Finish:

Air Cond: **Central Air**  
 Electricity: **101-200 Amps**  
 Heat/Ventilation: **Forced Air, Gas**  
 Fire Protection: **Smoke or Fire Protectors**  
 Water Drainage:  
 Utilities To Site:  
 Tenant Pays: **Air Conditioning, Electric, Heat, Real Property Taxes, Insurance, Repairs & Maintenance, Water/Sewer**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Backup Info:  
 Sale Terms:  
 Possession: **Closing, Immediate**

**Financial Information**

Gross Rental Income: **\$0**  
 Annual Net Oper Income: **\$0**  
 Real Estate Taxes: **\$830.02**  
 Tax Year: **2017**

Total Monthly Income:  
 Net Oper Income Year:  
 Total Annual Expenses: **\$0**  
 Expense Source:

Total Annual Income: **\$0**  
 Cap Rate:  
 Expense Year:  
 Loss Factor:

Agent Remarks: **Taxes reflect vacant lot. Building to be built with approximate completion date of December 2018. Blue prints available.**

Internet Listing: **Yes**  
 VOW AVM: **No**  
 Listing Type: **Exclusive Right to Sell, Exclusive Right to Lease**  
 Coop Comp: **2.5% (-\$300) ON THE SALE OF PROPERTY. ONE MONTHS RENT FOR THE LEASE OF THE PROPERTY (on Gross SP)**  
 Information: **Show-Call Listing Office**  
 Broker: **Marquette Properties, Inc (79948)**  
 List Agent: **Peter Fleming (702641)**  
 Email: **pffleming52@yahoo.com**  
 Co-lister: **Michael Fleming (700103)**

Remarks on Internet?: **Yes**  
 VOW Comments/Reviews: **No**  
 Address on Internet: **Yes**  
 Other Compensation:  
 Cont. to Show?:  
 Ph #: **(815) 941-0207**  
 Ph #: **(773) 882-6286**  
 Agent Alt Ph #:  
 Ph #: **(815) 347-5151**

Agent Owned/Interest: **No**  
 Lock Box:  
 Special Comp Info: **None**  
 Call for Rent Roll Info:  
 Expiration Date: **08/30/2019**  
 Team:  
 Agent Addn'l Info:

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MLS #: 10078220

Prepared By: Peter Fleming | Marquette Properties, Inc | 09/10/2018 03:00 PM