



Office/Tech
 Status: **NEW**
 Area: **410**
 Address: **24115 S Northern Illinois Dr , Channahon, IL 60410**
 Directions: **I-55 to Rt 6 to S Northern Illinois Dr.**
 Sold by:
 Closed:
 Off Mkt:
 CTGF:
 County: **Will**
 Year Built: **2003**
 Subtype: **Office**
 Zoning Type:
 Actual Zoning: **I-1**
 List Price Per SF: **\$0**

MLS #: **12425924**
 List Date: **07/21/2025**
 List Dt Rec: **07/21/2025**
 Contract:
 Concessions:
 Mkt. Time (Lst./Tot.): **1/1**
 Township: **Channahon**
 PIN #:
 Blt Before 78: **No**
 # Stories: **1**
 # Units:
 # Tenants:
 Unit SF: **1600**
 Sold Price Per SF: **\$0**

List Price:
 Orig List Price:
 Sold Price:
 Lease SF/Y: **\$12**
 Rented Price:
 Mthly. Rnt. Price:
 Multiple PINs:
 Min Rent. SF: **1600**
 Max Rent. SF: **1600**
 Relist:

Lot Dimensions:
 Acreage: **4.86**
 Land Sq Ft:

Approx Total Bldg SF:
 Gross Rentable Area:
 Net Rentable Area:

Estimated Cam/Sf: **\$0**
 Est Tax per SF/Y: **\$0**
 Lease Type: **Gross**

Remarks: **For lease:1,600 s/f fully built out office space with kitchen and private bath. Close proximity to I-55!**

Approximate Age: **16-25 Years**
 Type Ownership:
 Frontage Acc:
 Docks/Delivery:
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Geographic Locale: **Southwest Suburban**
 Location:
 Construction:
 Building Exterior:
 Foundation:
 Roof Structure:
 Roof Coverings:
 Air Conditioning: **Central Air**
 Heat/Ventilation: **Forced Air, Gas**
 Electrical Svcs: **Circuit Breakers**
 Fire Protection: **Other**
 Current Use:
 Potential Use:
 Client Needs:
 Client Will:

Misc. Outside:
 # Parking Spaces:
 Indoor Parking:
 Outdoor Parking:
 Parking Ratio:
 Misc. Inside:
 Floor Finish:
 Extra Storage Space Available:
 Water Drainage:
 Utilities To Site:
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Known Encumbrances:
 Backup Info:
 Tenant Pays: **Air Conditioning, Electric, Heat, Insurance, Water/Sewer, Other**
 Possession:
 Sale Terms:
 Investment:
 Users:

Financial Information

Gross Rental Income:
 Total Income/Month:
 Total Income/Annual:
 Annual Net Operating Income:
 Net Operating Income Year:
 Cap Rate:

Real Estate Taxes:
 Tax Year:
 Total Annual Expenses:
 Expense Year:
 Expense Source:
 Loss Factor:

Broker Private Remarks:

Internet Listing: **Yes**
 VOW AVM: **No**
 Listing Type: **Exclusive Right to Lease**
 Information: **24-Hr Notice Required**
 Showing Inst: **Call/text LA**
 Broker: **Marquette Properties, Inc (79948) / (815) 941-0207**
 List Broker: **Peter Fleming (702641) / (773) 882-6286 / marquetteprop@sbcglobal.net**
 CoList Broker:

Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **No**
 Address on Internet: **Yes**
 Call for Rent Roll Info:
 Cont. to Show?:

Broker Owned/Interest: **No**
 Lock Box:
 Expiration Date: **07/21/2026**
 More Agent Contact Info:

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 NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12425924

Prepared By: Peter Fleming | Marquette Properties, Inc | 07/21/2025 02:10 PM