



OUTSTANDING LONG TERM INVESTMENT OPPORTUNITY  
**AVAILABLE FOR SALE**

739 N. STATE STREET | ELGIN, IL 60123

**MICHAEL MARCONI, SIOR**

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 **TRANSWESTERN<sup>®</sup>**

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OUTSTANDING LONG TERM INVESTMENT OPPORTUNITY

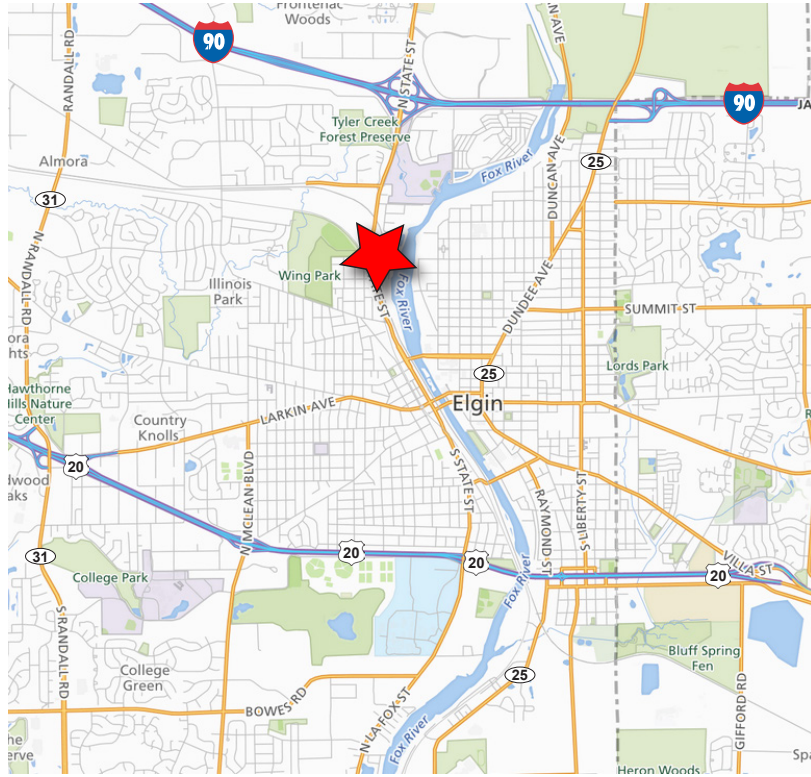
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## SPECIFICATIONS

- Building Size: ±27,000 SF
- Land Area: ±3.20 AC
- Office Area: ±3,000 SF
- Ceiling Height: 16'
- Loading Docks: 6 Exterior (3 w/ levelers)
- Drive-in Doors: 4
- Year Built: 1979
- Zoning: CI - Commercial Industrial
- Sprinklers: Wet
- Real Estate Taxes: \$1.46 PSF (2018)
- Sale Price: \$1,708,111
- Cap Rate: 7%



## HIGHLIGHTS

- Existing outside fenced storage yard
- New roof installed in 2016
- Easy access to I-90 at Route 31
- Tenant is Petro Choice
- NNN Lease through August 2022
- One 5-year renewal option

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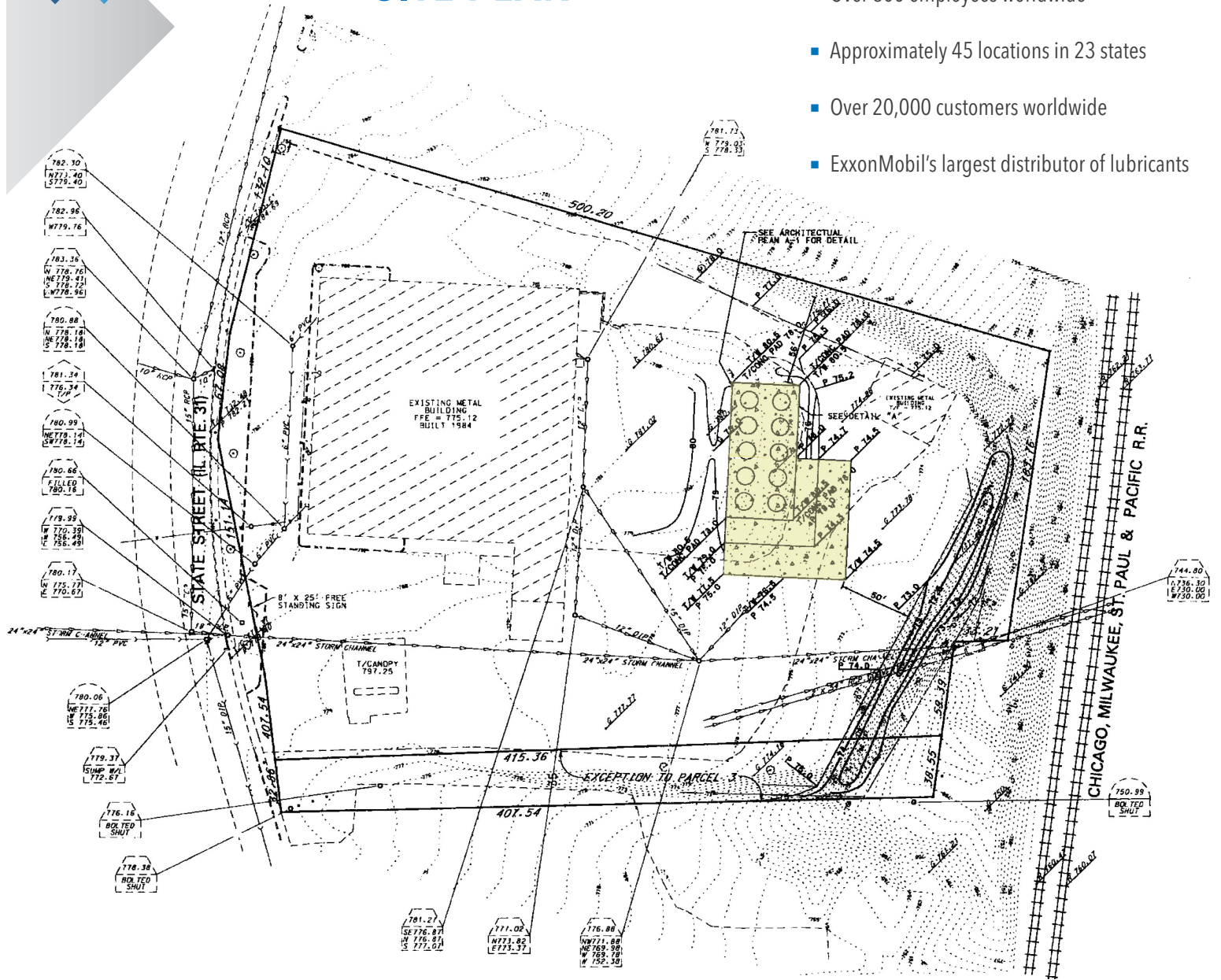
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- One of the largest Lube distributors in the world
- Annual revenues in excess of \$750 Million
- Over 800 employees worldwide
- Approximately 45 locations in 23 states
- Over 20,000 customers worldwide
- ExxonMobil's largest distributor of lubricants

## SITE PLAN



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