# **INVESTMENT SALE**

HOVIS LIGHT INDUSTRIAL PARK 1300 S 7TH STREET DEKALB, IL 60115









## INVESTMENT HIGHLIGHTS:

- 131,300 SF multi-tenant industrial building and 13 acres of vacant land
- Great opportunity for an owner-user or value-add investor
- Current tenants represent a mix of uses including storage, service industry and some light manufacturing
- Heavy power (2000 amps) with high pressure natural gas line
- · High efficiency roof
- Infrastructure to add a second story to the existing building
- Major value-add possibilities including: reorganizing to recapture leasable space, utilization and/or development of vacant acreages, reestablish dormant rail spur
- Just 2 miles from the new Facebook Data Center site
- · Short trip to two I-88 interchanges
- Major area industrial co-tenants include 3M, Nestle, and Target

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BUILDING SF: 131,300 SF
WAREHOUSE SF: 121,000 SF
OFFICE SF: 10,000 SF
COUNTY: DEKALB

CROSS STREETS: 7TH ST. AND SPRING AVE.

SITE		
LAND (ACRES):	23.70	
PARCEL NUMBER:	08-26-176-005, 08-26-176-007, 08-26-326-001	
ZONING:	LIGHT INDUSTRIAL	

GENERAL		
PARKING SPACES:	200	
PARKING RATIO:	1.44	
PARKING TYPE:	SURFACE	

PRICING & AVAILABILITY		
ASKING PRICE	NEGOTIABLE	
TAXES	\$56,000	
OCCUPANCY:	MULTIPLE	

BUILDING INFORMATION		
R30 INSULATED		
1967		
2008		
1		
YES		
14'		
2		
2000 AMPS, 480V, 3 PHASE		
4		
7 EXT.		
9		
20' X 40'		

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