

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



FOR MORE INFORMATION PLEASE CONTACT:

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eCODE 367

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DEKALB, IL 60115



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

ROOF TYPE:	R30 INSULATED
YEAR BUILT:	1967
YEAR RENOVATED:	2008
STORIES:	1
SPRINKLER:	YES
CEILING HEIGHT:	14'
CRANES:	2
ELECTRICAL:	2000 AMPS, 480V, 3 PHASE
# TRUCKWELLS:	4
# DOCKS:	7 EXT.
# GRADE LEVEL DOORS:	9
DOOR DIMENSIONS (HXW):	20' X 40'

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