

189th Pl. & Wolf Rd., Mokena, IL

**PRICE NOW: \$4,050,000**



## Portfolio Highlights

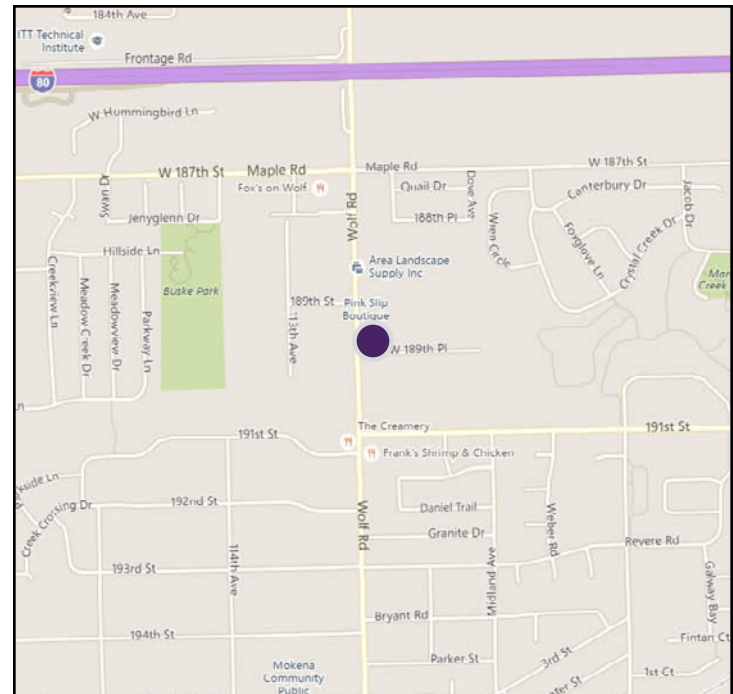
- 11 building, 58,520 SF portfolio
  - 7 metal industrial buildings
  - 3 storage properties
  - 1 mixed-use building
- Portfolio Occupancy: 100%
- Close to I-80 & downtown Mokena
- Outdoor storage space generates additional income
- Industrial park located in unincorporated Will County
- Projected 2018 NOI: \$393,308
- Projected Cap Rate: 10%
- Total Land Area: 8.0 acres
- Zoning: I-1 (Will County)
- Total Taxes (2016): \$50,398

## Portfolio Overview

An 11 building portfolio, that totals 58,520 square feet and includes seven metal industrial buildings, a mixed-use building and three storage properties is available for sale. The 100% occupied portfolio is located along 189th Pl. and generates additional revenue from outdoor storage and a shared well. The seven industrial buildings are leased to a range of local industrial users including trucking firms, landscaping firms and auto-related businesses. The mixed-use building features frontage on Wolf Rd., a 922 square foot office and an apartment on the second floor.

Mokena is a rapidly growing town in the southwest suburbs of Chicago. This property is approximately one mile north of downtown Mokena and a short drive from I-80, US 45 and I-355.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	6,934	46,929	131,364
Growth 2016-2021	1.10%	0.93%	1.14%
Households	2,526	16,360	45,120
Average Income	\$85,473	\$93,809	\$92,728



**Brad Thompson**

Vice President

(312) 338 - 3012

bthompson@mpirealestate.com

**mpirealestate.com**

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation.