

FOR SALE



**1867 CRESCENT WAY
ROCKDALE, IL**

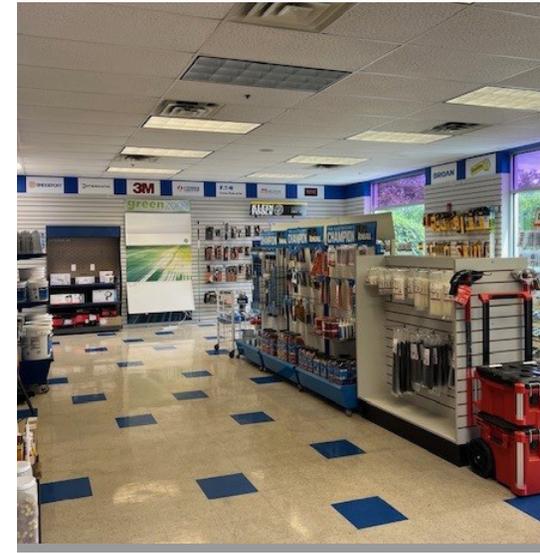
PROPERTY OVERVIEW

BUILDING INFORMATION

PROPERTY ADDRESS	1867 Crescent Way Rockdale, IL 60436
BUILDING SIZE	± 47,696 SF
# OF STORIES	2 Story
YEAR BUILT	2007 / Renovated 2021
CONSTRUCTION TYPE	Precast
OFFICE AREA (SF)	Approximately 9,300 SF
LIGHTING	T-5 lighting
LOADING	3 exterior docks 2 drive-in doors
REAL ESTATE TAXES (2022) WILL COUNTY	\$56,516.32 (\$1.18 PSF)
FIRE PROTECTION	Fully Sprinklered
CEILING HEIGHT	26'
ELECTRICAL SERVICE	1,000 Amps / 480 Volts
ELEVATOR	1 Passenger elevator
SALE PRICE	\$5,247,000 (\$110.00/PSF)

SITE INFORMATION

SITE SIZE	3.18 acres
ZONING	I (Industrial)
PARKING SPACES	72 parking spaces
HIGHEST & BEST USE	Industrial / Manufacturing



AERIAL

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1867 CRESCENT WAY

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CRESCENT WAY

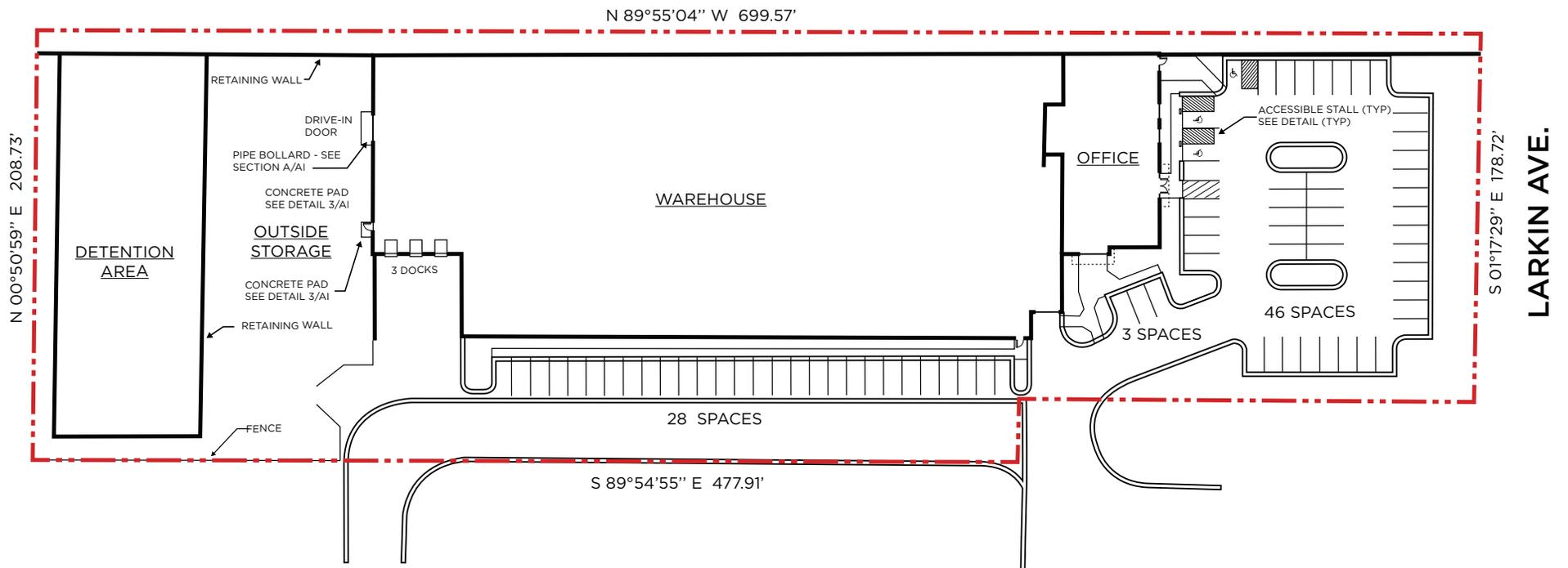
CRESCENT WAY

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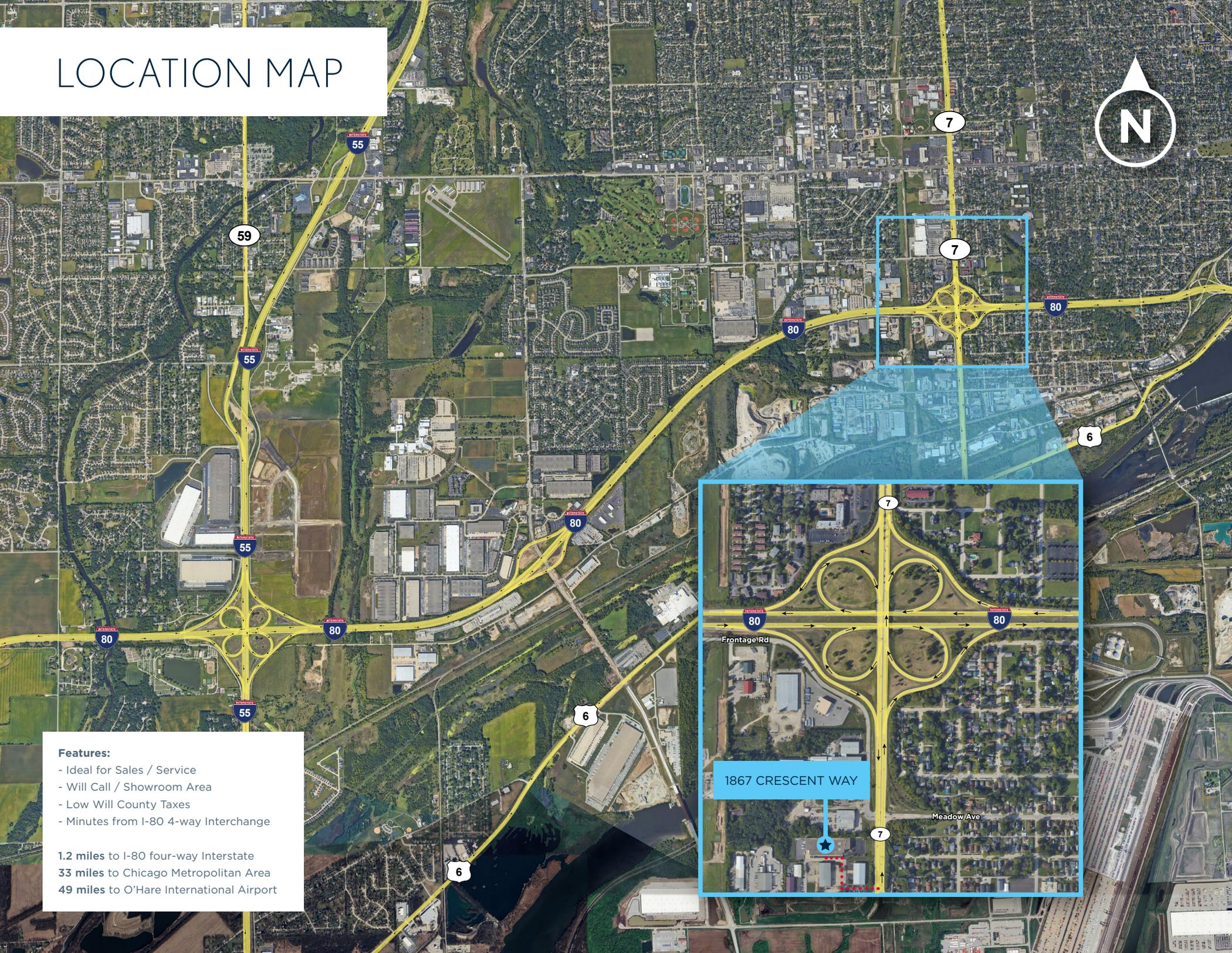
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SITE PLAN



LOCATION MAP



Features:

- Ideal for Sales / Service
- Will Call / Showroom Area
- Low Will County Taxes
- Minutes from I-80 4-way Interchange

1.2 miles to I-80 four-way Interstate
33 miles to Chicago Metropolitan Area
49 miles to O'Hare International Airport

1867 CRESCENT WAY

Frontage Rd

Meadow Ave



CONTACTS

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