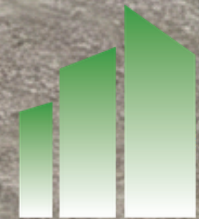


INDUSTRIAL PROPERTY FOR SALE

300 W JOLIET ROAD | OTTAWA, IL



CATON
COMMERCIAL
REAL ESTATE GROUP

Matt Maul | 708.289.8912 | mmaul@catoncommercial.com

Hanna Bierman | 630.849.9349 | hanna@catoncommercial.com

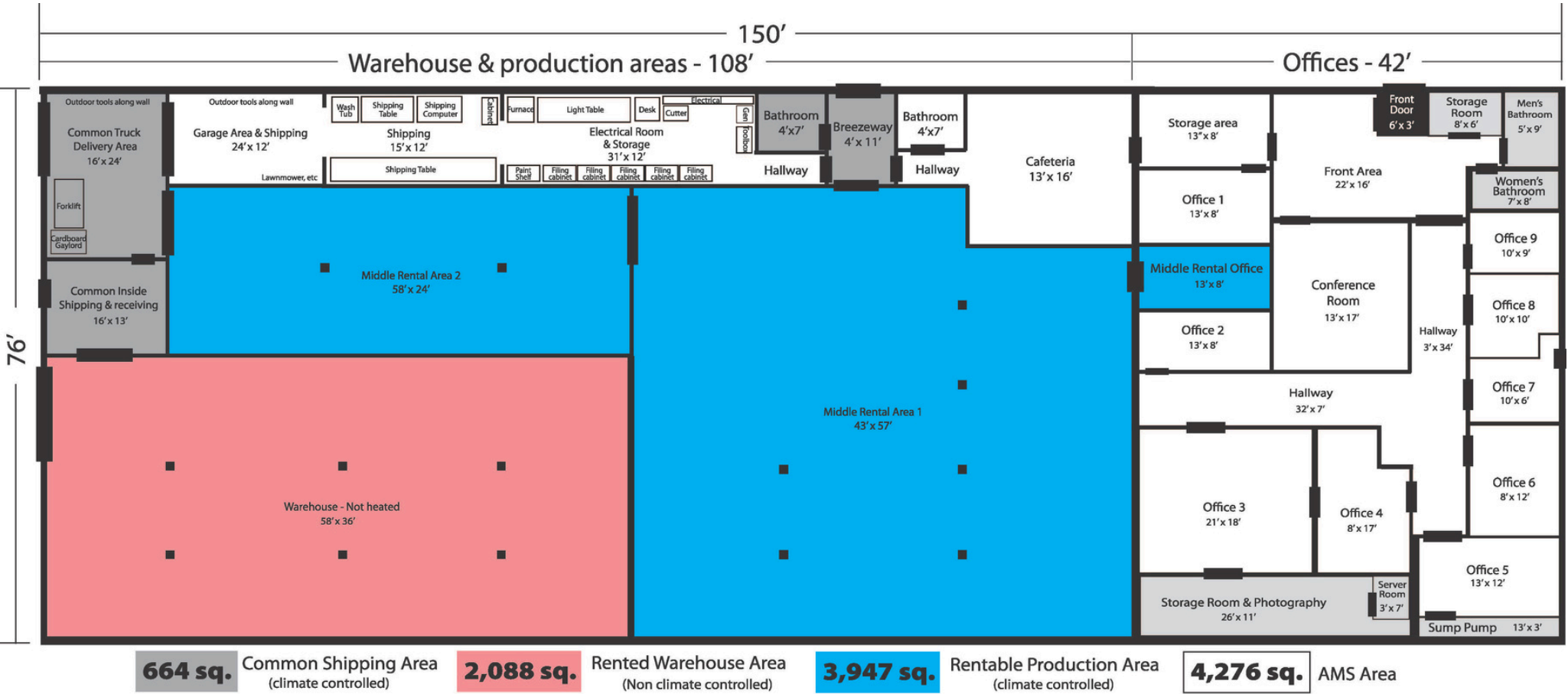
PROPERTY DETAILS



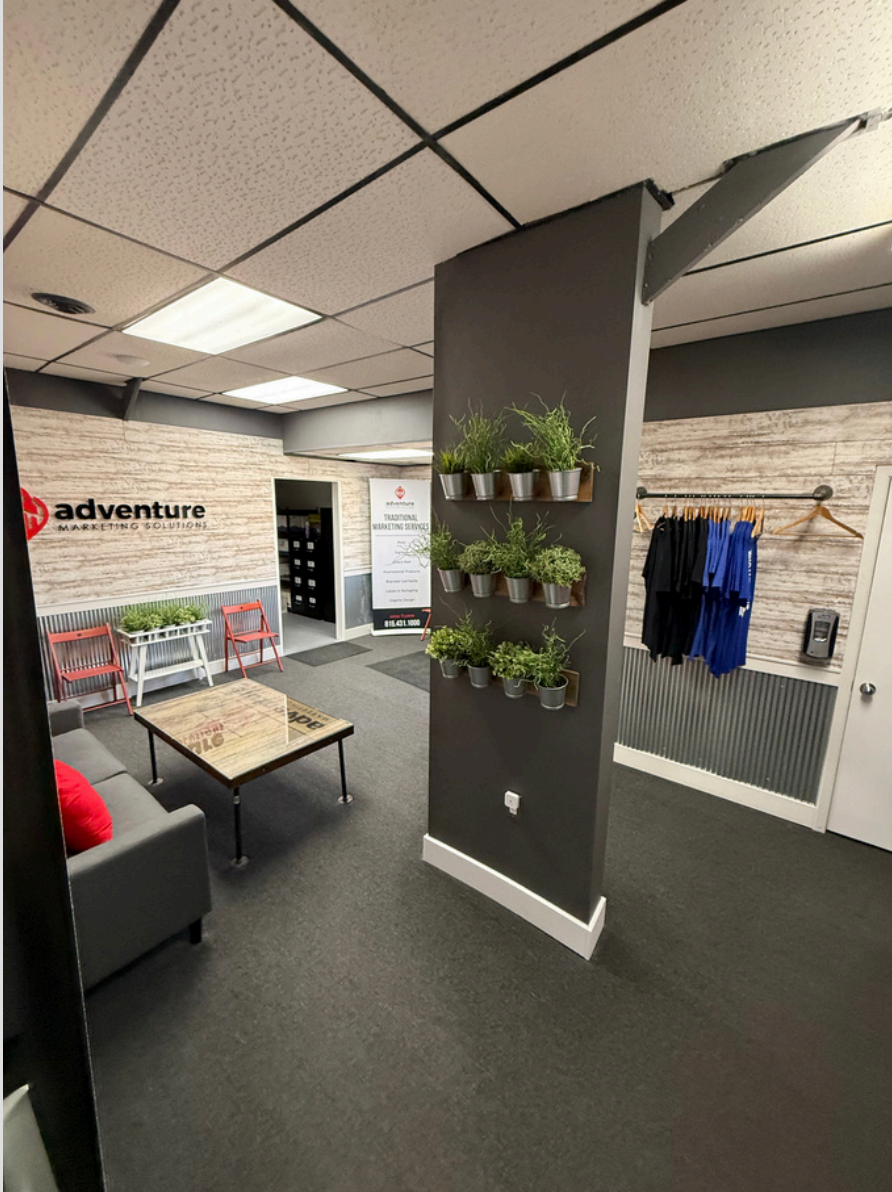
PROPERTY OVERVIEW

- FULL BUILDING SIZE: 11,475 SF
- FULLY REMODELED IN 2017 INCLUDING NEW EXTERIOR
- NEW DRAINAGE TILES INSTALLED
- NEW ROOF INSTALLED IN 2025
- NEW HVAC SYSTEM INSTALLED 2023
- SALE-LEASE BACK OPPORTUNITY FOR 4,276/SF
- ADDITIONAL NEW ACCESS DOOR INSTALLED
- CEILING HEIGHT - 14' - 16'
- ZONING - B-3
- LOT SIZE: 0.46 ACRES
- SALE PRICE: \$899,000

FLOOR PLAN

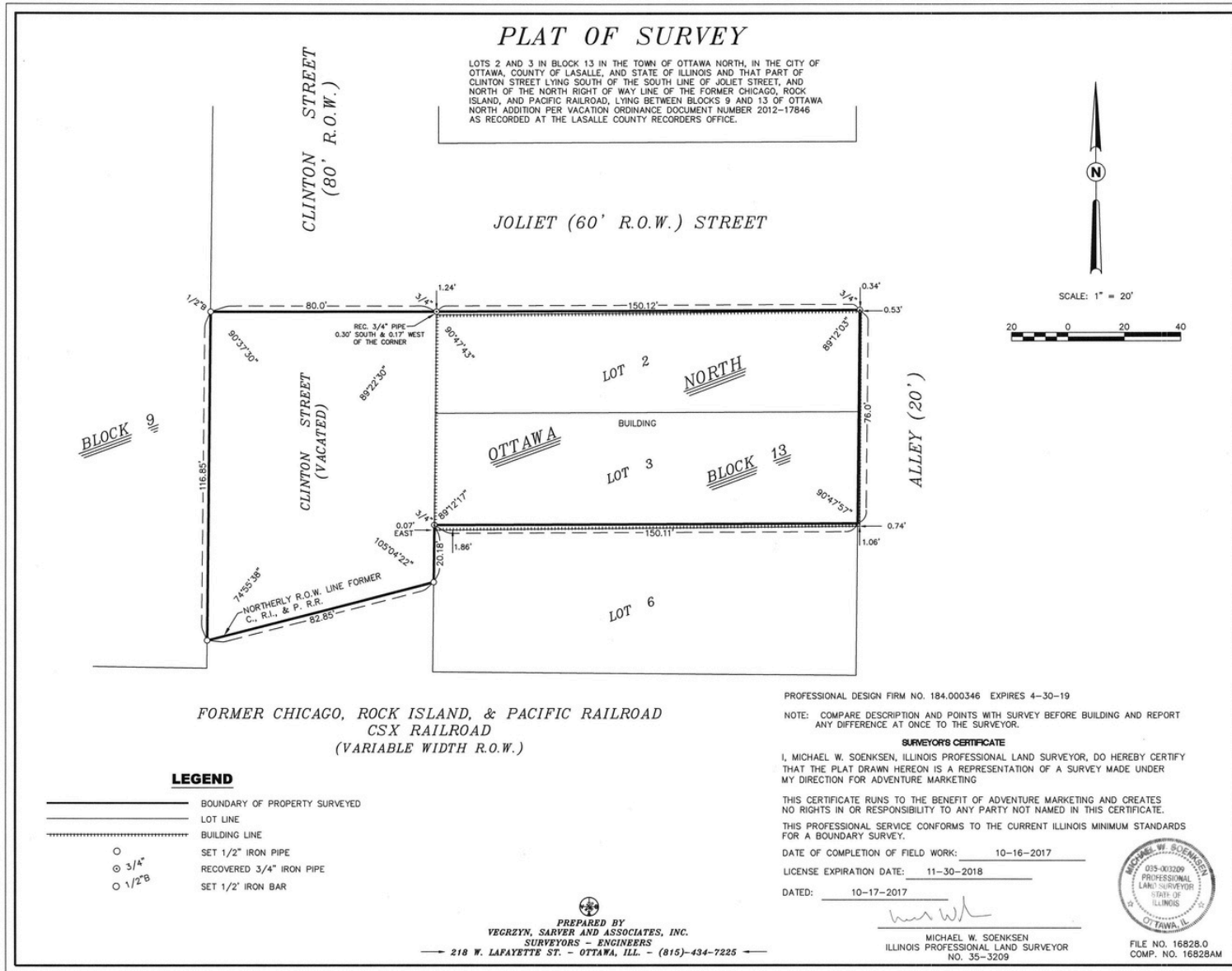


INVESTMENT OVERVIEW

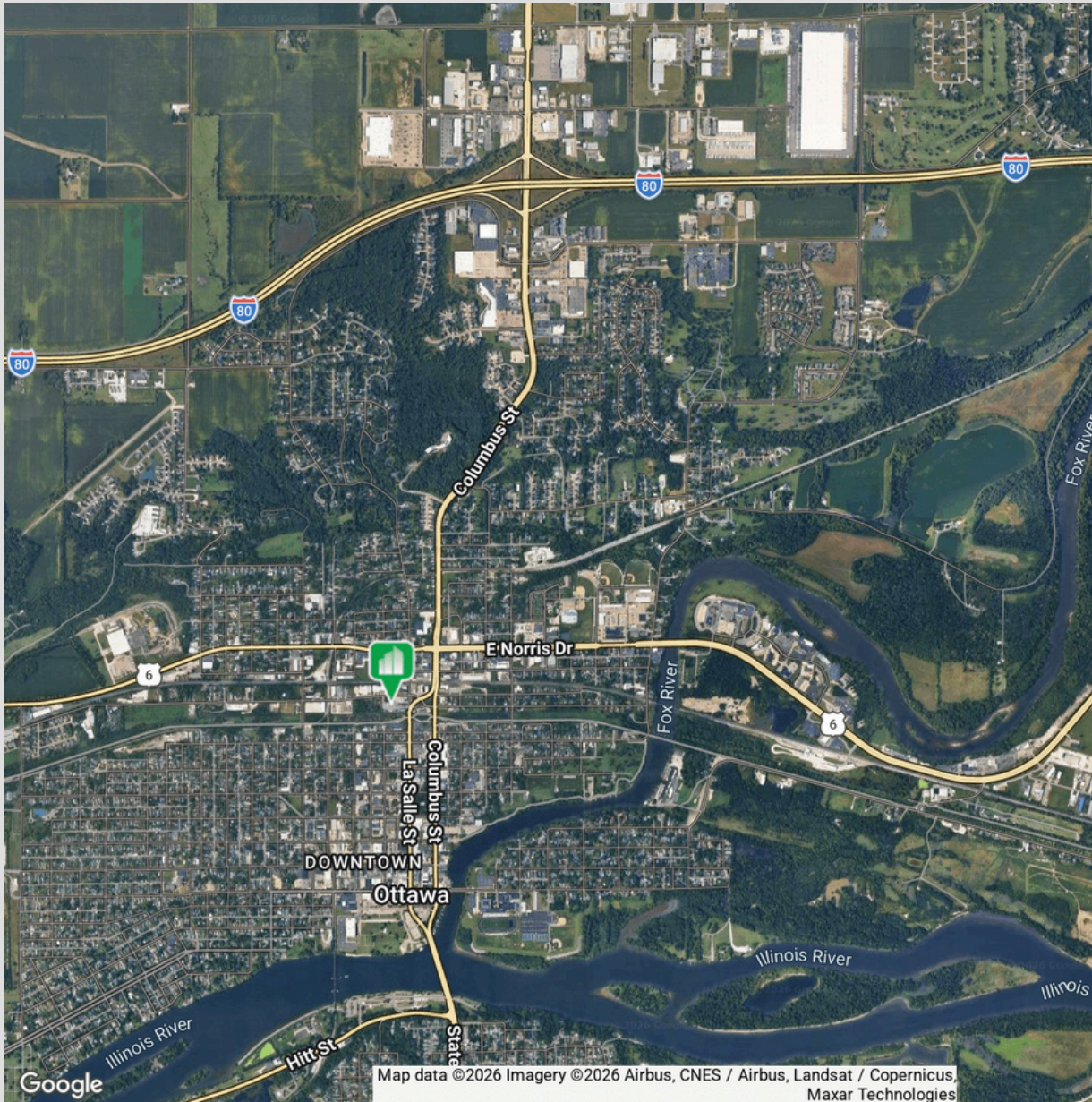


Unit 1 (White):	\$4,276 SF \$3,000/mo. (Sale Lease Back)
Unit 2 (Blue):	3,947 SF \$2,200/mo. (Vacant for Lease)
Unit 3 (Pink):	2,625 SF \$2,625/mo.
Gross Rent:	\$94,140/yearly
Taxes:	\$7,740/year
Insurance:	\$2,192/year
Maintenance:	\$6,000/year
NOI:	\$78,226
Purchase Price:	\$899,000
Cap Rate:	8.70%

SITE PLAN



LOCATION OVERVIEW



Strategically located in Ottawa, Illinois with immediate access to IL Route 23 and minutes from Interstate 80 (I-80) and Interstate 39 (I-39), providing strong east/west and north/south connectivity. Positioned within an established industrial corridor with convenient truck access. Ottawa is served by BNSF Railway and CSX Transportation, with access to barge transportation via the Illinois Waterway. Approximately 65 miles from O'Hare International Airport.