



9628 Forest Hills Rd. Machesney Park, IL 61115

FOR SALE OR LEASE

Industrial - Flex/Warehousing



EXPANDABLE TO 50,000SF

Position your operation for success at 9628 Forest Hills Rd. - a fully conditioned 30,000 sf industrial asset in the heart of Machesney Park's expanding commercial corridor.

Zoned for industrial use and offering both interior adaptability and valuable exterior yard potential, this property presents an ideal solution for warehousing, logistics, office, and flex-space users.



NATHAN BRYANT, CCIM

Licensed Real Estate Broker & CEO

Mobile: (815)-218-1371 • **Office:** (815)-200-6004

Email: nathan@bryantcg.com

KELLER WILLIAMS REALTY SIGNATURE

4201 Galleria Dr. Loves Park, IL 61111



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PROPERTY HIGHLIGHTS

Reduced Asking Price: \$2,400,000

Building Size: 30,000 SF

Land Size: 3.22 AC

Asking Lease Rate: *Call For Details*

Lease Type: NNN

Lease Term: 5 years min

Clear Heights: 13' - 15'

Zoning: IG



- + Expandable to 50,000sf
- + Climate-controlled throughout
- + Perfect for food grade warehousing
- + Fully Sprinklered
- + Ample on-site vehicle parking
- + Outdoor Storage Potential
- + Convenient proximity to I-90 and IL-251
- + 217,000+ population within 10-mile radius

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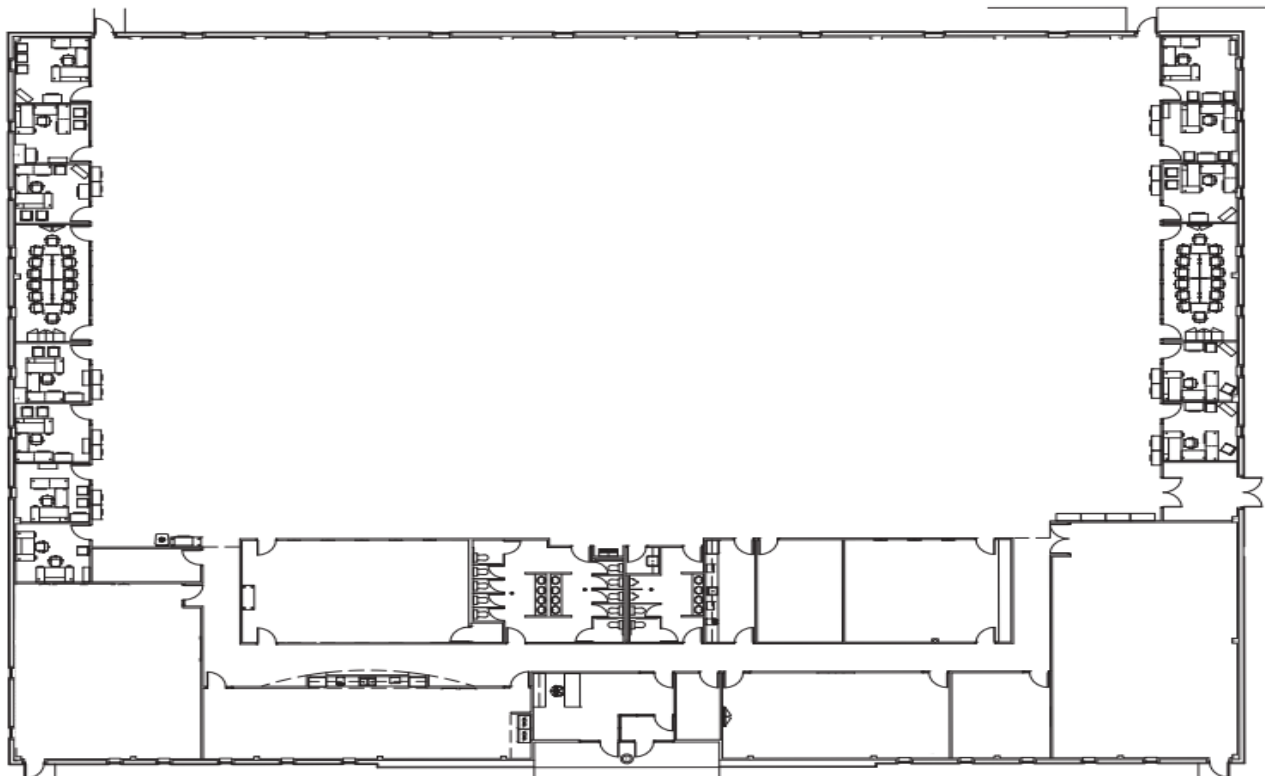


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