

Industrial Property For Sale



CATON
COMMERCIAL
REAL ESTATE GROUP

RARE OWNER-USER INDUSTRIAL OPPORTUNITY

1718 SOUTH PARK AVENUE, STREAMWOOD, IL 60107



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OFFERING SUMMARY

Sale Price:	\$569,000
Taxes:	\$6,084.69 (2024)
Lot Size:	1.39 Acres
Year Built:	1992
Building Size:	3,788 SF
Zoning:	I-1
Price / SF:	\$150.21

PROPERTY OVERVIEW

- 580 SF office / 3,208 SF warehouse
- 14' clear height
- (1) 14' x 12' DID
- Two restrooms (office and warehouse)
- New roof installed in 2023
- Class 6B tax incentive in place through 2032, offering significant long-term tax savings

LOCATION OVERVIEW

- Located in Streamwood's established industrial corridor
- Quick access to Irving Park Rd (IL-19) and Lake St (US-20)
- Convenient access to I-90 and I-290 regional expressways
- Approximately 20 minutes to O'Hare International Airport
- Positioned within a park containing other light industrial and flex users
- 7,900 vehicles per day along S Park Ave providing visibility

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LOCATION OVERVIEW

Strategically positioned in Streamwood's established industrial corridor, the property offers excellent access to Irving Park Road and Lake Street, along with convenient proximity to Interstate 90 and Interstate 290. Approximately 20 minutes from O'Hare International Airport, the property sits within a business park surrounded by light industrial and flex users, and benefits from visibility along South Park Avenue with 7,900 vehicles per day.

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