

SALE

12521-12531 W. HORSESHOE DRIVE, NEW LENOX, IL

12521 -12531 W. Horseshoe Drive New Lenox, IL 60451



SALE PRICE

\$2,450,000

Leah Erickson
(815) 780-7952

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PROPERTY DESCRIPTION

Positioned in the thriving New Lenox industrial corridor, this premium commercial property at 12520-12531 W. Horseshoe Drive offers a rare, fully leased investment opportunity with stable cash flow from five fire-walled tenant spaces. Built to last with full solid masonry construction to roof, 5/8" drywalled ceilings and finishes, and a durable metal roof, with unit heaters and floor drains in each unit plus a 14x14' overhead door. The facility features ample parking, a professional built-out office space in Unit 12525, and convenient half-baths in every warehouse unit. Maximizing its operational utility units 12521 and 12531 include massive 14' x 14' drive-in doors on both sides of the unit, while Unit 12531 stands out with a unique city-approved Special Use Permit that allows for a fully finished second-floor live/work apartment complete with a private deck, see floor plans in Documents. Upgraded power to all units with 3-phase, 208V. Addresses are established to allow for future industrial condos.

PROPERTY HIGHLIGHTS

- 12,523 SF masonry industrial building
- 5 units, 100% leased
- Built in 2005, tenant improvements 2025-2026
- Zoned I-1

OFFERING SUMMARY

Sale Price:	\$2,450,000
Number of Units:	5
Lot Size:	1.001 Acres
Building Size:	12,523 SF
NOI:	\$107,512.00
Cap Rate:	4.39%

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LOCATION DESCRIPTION

Located in the New Lenox industrial corridor within a commercial business park, easily accessible via I-80, Route 30, and Laraway Road. To get to 12521 W Horseshoe Drive in New Lenox, take I-80 to Route 30 East (Lincoln Highway) and turn south (right) onto S Schoolhouse Road. Alternatively, from the south, take Laraway Road to S Schoolhouse Road and head north (left). Once on Schoolhouse Road, turn west onto Harvey Drive (located right between Route 30 and Laraway Road), then make an immediate left onto W Horseshoe Drive into the industrial park.

EXTERIOR DESCRIPTION

Full masonry construction with metal roof

POWER DESCRIPTION

3 phase, 208V

PLUMBING DESCRIPTION

Half bath and floor drains in each warehouse unit

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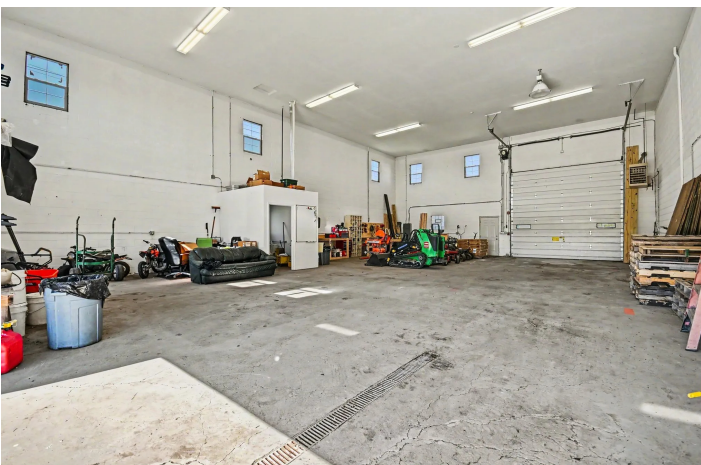


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BUILDING INFORMATION

NOI	\$107,512.00
Cap Rate	4.39%
Occupancy %	100%
Tenancy	Multiple
Year Built	2005
Year Last Renovated	2025
Gross Leasable Area	12,523 SF
Construction Status	Existing
Condition	Excellent
Roof	Metal
Free Standing	Yes
Number of Buildings	1
Walls	Masonry block wall
Floor Coverings	Exposed concrete
Corridors	None shared

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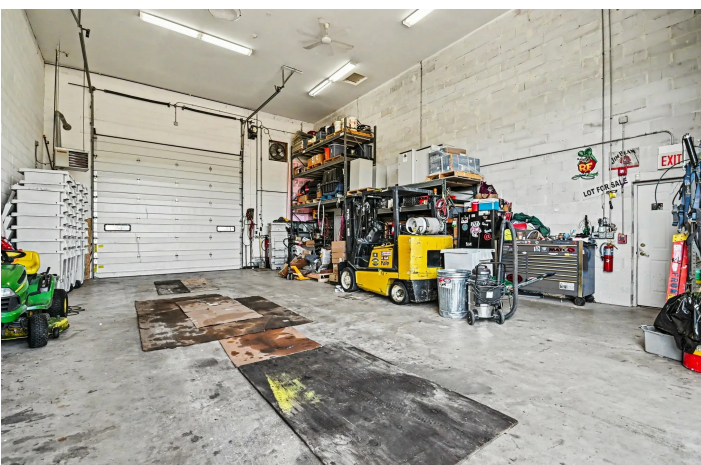
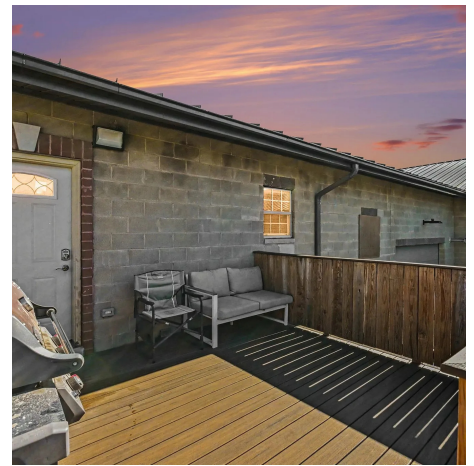


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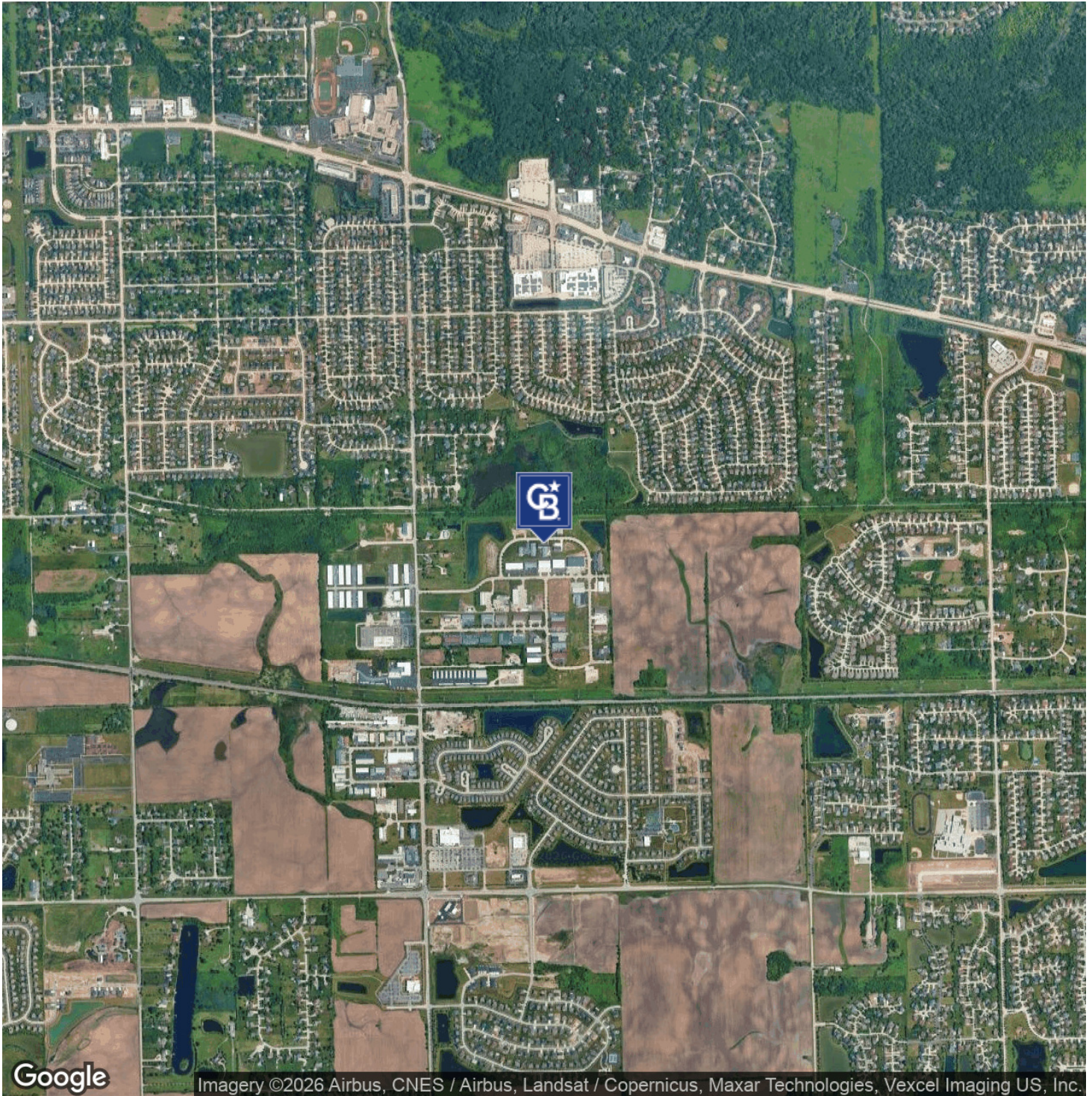


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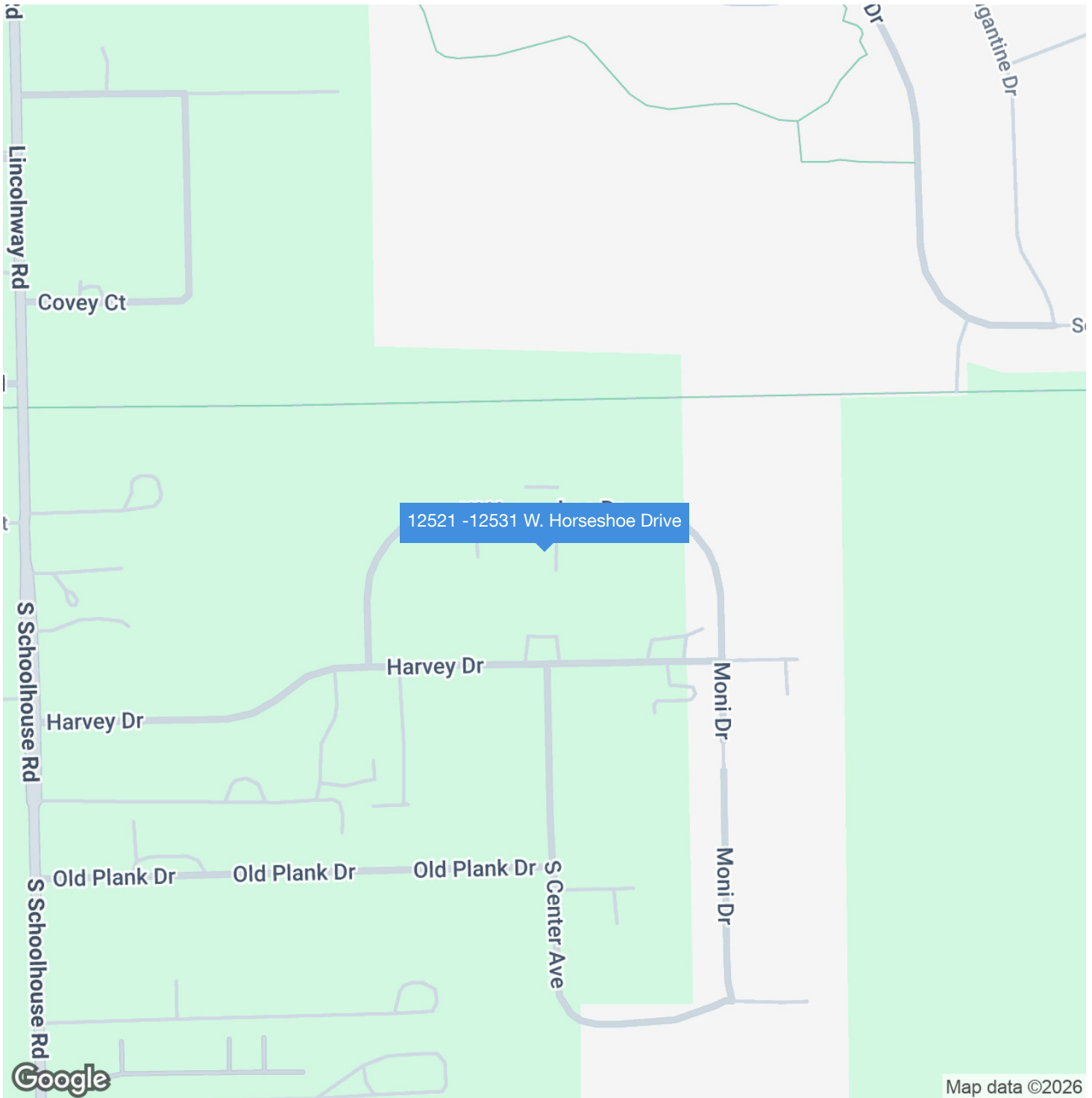


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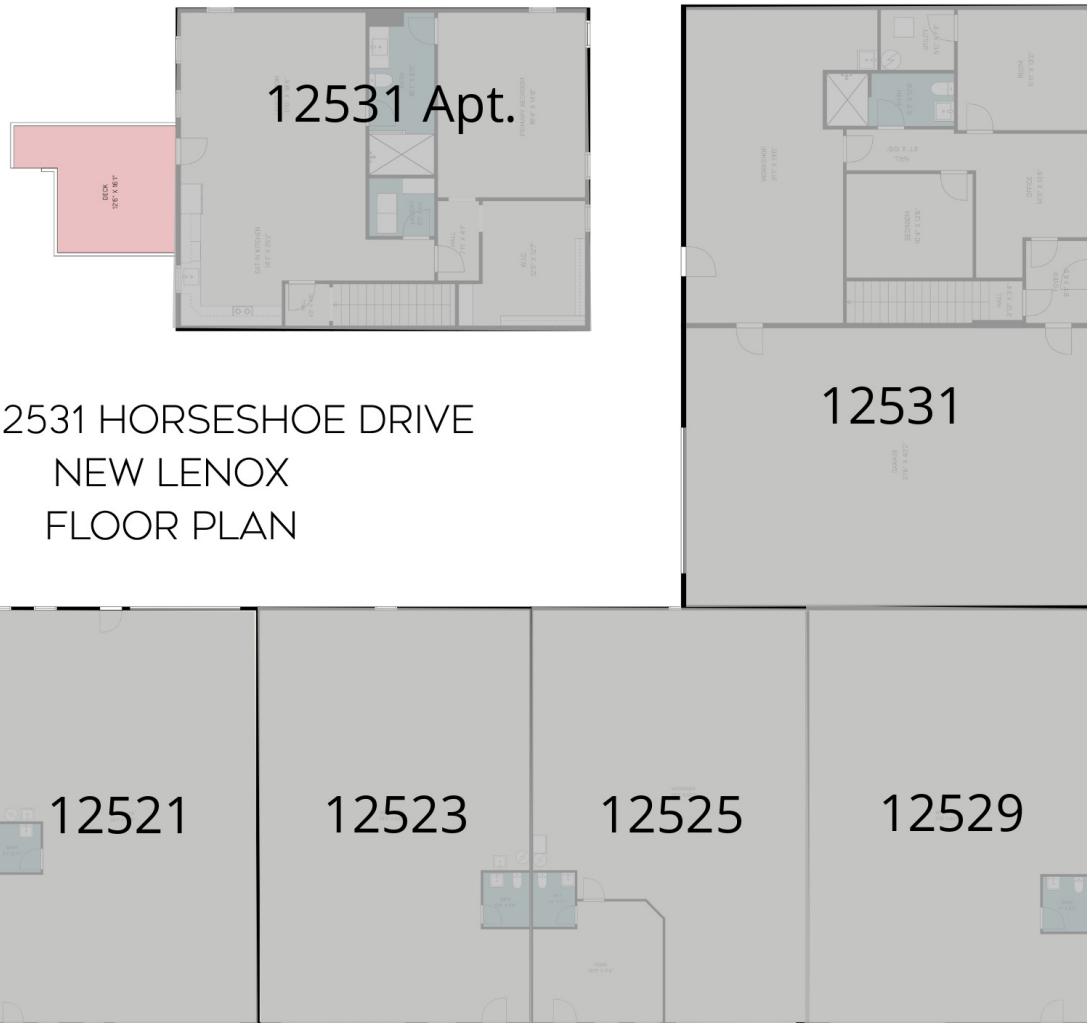


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SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	% OF BUILDING	PRICE / SF / MONTH	MARKET RENT	MARKET RENT / SF	LEASE START	LEASE END
12531	Shredding (Prop Mgr)	2,400 SF	\$1,400	19.16%	\$1.00	\$2,400	\$1.00	-	MTM
12531 Apt	Apartment	1,300 SF	-	10.38%	\$0.92	\$1,500	\$1.15	-	MTM
12529	Online Auctions	2,400 SF	\$2,400	19.16%	\$1.00	\$2,400	\$1.00	5/1/26	6/30/28
12523	Cabinetry	2,400 SF	\$2,400	19.16%	\$1.00	\$2,400	\$1.00	1/1/26	12/31/27
12525	Pool Installer	2,400 SF	\$2,400	19.16%	\$1.00	\$2,400	\$1.00	4/15/26	4/30/27
12521	:andscaper	2,400 SF	\$2,400	19.16%	\$1.00	\$2,400	\$1.00	1/15/26	1/31/27
TOTALS		13,300 SF	\$11,000	106.18%	\$5.92	\$13,500	\$6.15		
AVERAGES		2,217 SF	\$2,200	17.70%	\$0.99	\$2,250	\$1.03		

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INVESTMENT OVERVIEW	RENT ROLL	RENT ROLL WITHOUT ON-SITE PROPERTY MANAGER
Price	\$2,450,000	\$2,450,000
Price per SF	\$196	\$196
Price per Unit	\$490,000	\$490,000
GRM	18.56	15.12
CAP Rate	4.39%	5.35%
Cash-on-Cash Return (yr 1)	4.39%	5.35%
Total Return (yr 1)	\$107,512	\$131,012

OPERATING DATA	RENT ROLL	RENT ROLL WITHOUT ON-SITE PROPERTY MANAGER
Gross Scheduled Income	\$132,000	\$162,000
Total Scheduled Income	\$132,000	\$162,000
Gross Income	\$132,000	\$162,000
Operating Expenses	\$24,488	\$30,988
Net Operating Income	\$107,512	\$131,012
Pre-Tax Cash Flow	\$107,512	\$131,012

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INCOME SUMMARY	RENT ROLL	RENT ROLL WITHOUT ON-SITE PROPERTY MANAGER
Rental Payments (Units 12521-12529)	\$115,200	\$115,200
Rental Payments (Unit 12531 as Property Manager)	\$16,800	-
Rental Payments (Unit 12531 as Tenant, not on-site Property Manager)	-	\$28,800
Rental Payments (Unit 12531 Apartment)	-	\$18,000
Vacancy Cost	\$0	\$0
GROSS INCOME	\$132,000	\$162,000
EXPENSES SUMMARY	RENT ROLL	RENT ROLL WITHOUT ON-SITE PROPERTY MANAGER
Property Taxes	\$18,788	\$18,788
Insurance	\$5,700	\$5,700
Mowing/Plowing/Weed Control	-	\$6,500
OPERATING EXPENSES	\$24,488	\$30,988
NET OPERATING INCOME	\$107,512	\$131,012

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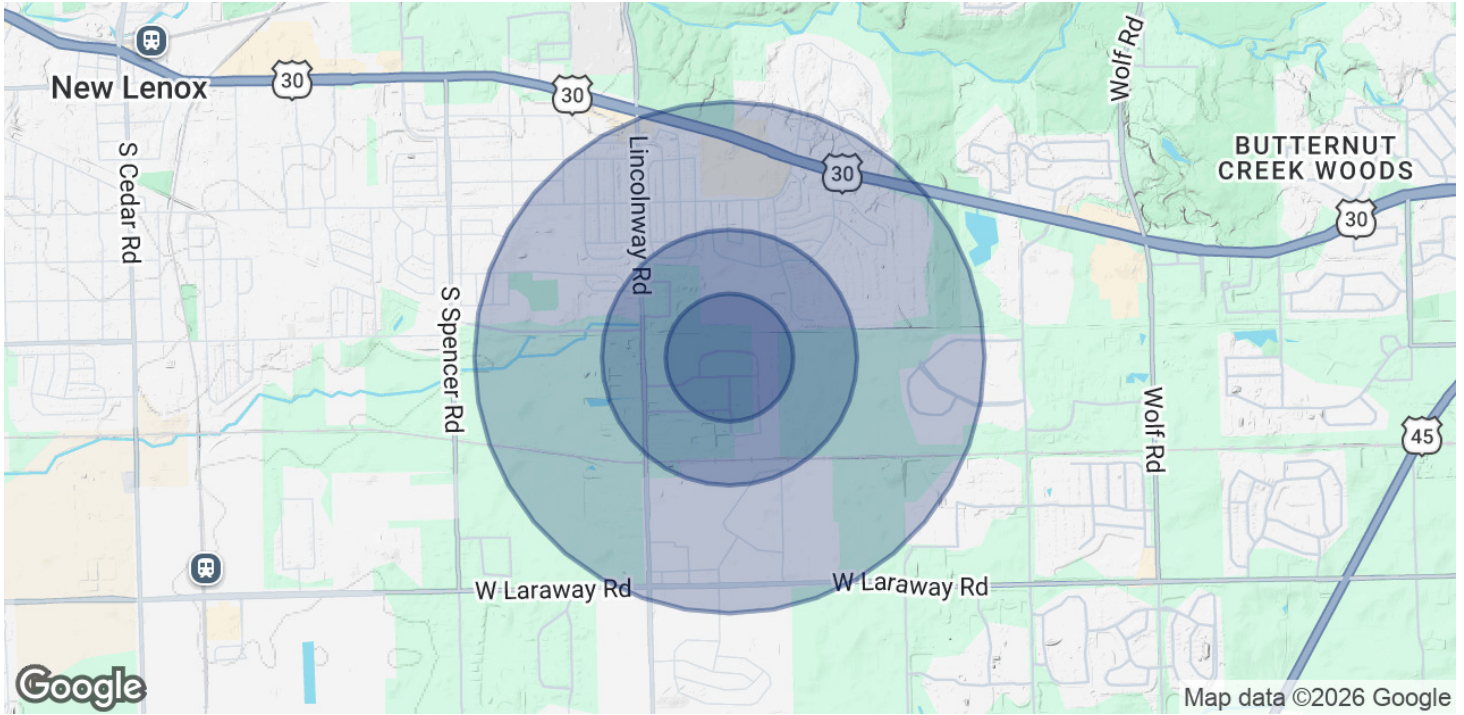


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	490	1,837	5,768
Average Age	38.8	38.4	37.8
Average Age (Male)	41.4	40.7	38.6
Average Age (Female)	38.2	37.8	37.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	141	532	1,745
# of Persons per HH	3.5	3.5	3.3
Average HH Income	\$155,197	\$154,393	\$156,387
Average House Value	\$373,351	\$376,720	\$399,828

2023 American Community Survey (ACS)

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LEAH ERICKSON

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IL #475.204597

PROFESSIONAL BACKGROUND

As a licensed Illinois real estate broker and Realtor®, Leah Erickson (formerly Leah Inman) can assist you with any commercial or industrial property need, land acquisition or sale, retail development, or historic building leasing and sales. She is a result driven and detail-oriented professional with a variety of business skills that have culminated in commercial real estate. She has a bachelor's degree in industrial engineering from Purdue University and is well known and respected in the communities she serves.

Her experience as a project manager and estimator of fire protection in Chicagoland construction projects led her to have a keen sense of the development and building process. After the construction market halted in the late 2000's, Leah began working at a third-generation family-owned mechanical repair business and was tasked with a variety of projects, IT implementation, safety protocols, and process improvement. While working there Leah became very involved in her local business community and recently stepped down from her role as board member and vice president of the La Salle Business Association.

Through this organization and community involvement, Leah went on to serve as Economic Development Director for the City of La Salle. She is well versed in many local, state, and federal incentives such as TIF, EDGE, Façade improvements, Historic Designation, Enterprise Zones, and local/county zoning. She is the owner of a 135-year-old fully rehabbed building in her hometown of La Salle and specializes in Downtown Rehabilitation and revitalization projects, leasing and sales.

Coldwell Banker's core values are honesty and transparency since the brand creation in 1906. Coldwell Banker and Coldwell Banker Commercial still stand behind these values. Coldwell Banker Commercial is now one of the most recognized and well-respected names in commercial real estate with representation throughout the United States and 39 other countries. That's over 500 markets and 2,600 professionals! Coldwell Banker Commercial is ranked 3rd in the number of Certified Commercial Investment Members (CCIM) in 2021, a prestigious designation earned by only 6% of the estimated 150,000 commercial real estate practitioners. The Real Estate Group is an affiliate of Coldwell Banker Commercial with 61 offices in 4 states (IL, WI, MI, IN), and over 1,600 residential and commercial brokers and Realtors®.

Real Estate Group

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

