

# 22,750 SF

## Industrial Investment Property For Sale



**BROWN**  
COMMERCIAL GROUP, INC.

**4059-4081 JOSEPH DRIVE, WAUKEGAN, IL 60087**

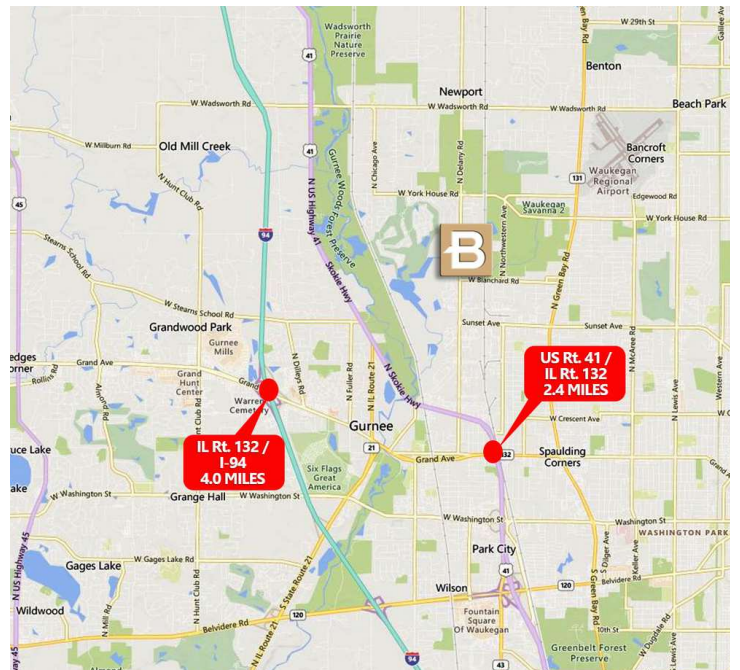


### LOCATION DESCRIPTION

Established business park location with easy access to major transportation routes via nearby US Rt. 41, IL Rt. 132 and I-94.

### PROPERTY OVERVIEW

- 22,750 SF Building
- 7 Units - 100% Leased
- 16' - 17' Clear Height
- 4 Exterior Docks
- 5 Drive-in Doors
- Zoning: I-Light Industrial
- 1.42 Acre Site
- Taxes: \$1.04/SF (2024)
- Net Operating Income: \$163,009.69
- Rent Roll Available Upon Request
- Sale Price: Subject to Offer



**COLLIN TYRRELL**

847.758.9200 x303

CTYRRELL@BROWNCOMMERCIAL.COM

**DAN BROWN, SIOR**

847.758.9200 x302

DBROWN@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

// 1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

// 847.758.9200

No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

# 22,750 SF

## Industrial Investment Property For Sale



**BROWN**  
COMMERCIAL GROUP, INC.

4059-4081 JOSEPH DRIVE, WAUKEGAN, IL 60087



**COLLIN TYRRELL**

847.758.9200 x303

CTYRRELL@BROWNCOMMERCIAL.COM

**DAN BROWN, SIOR**

847.758.9200 x302

DBROWN@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

//

1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

//

847.758.9200

No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

# 22,750 SF

## Industrial Investment Property For Sale



**BROWN**  
COMMERCIAL GROUP, INC.

4059-4081 JOSEPH DRIVE, WAUKEGAN, IL 60087



**COLLIN TYRRELL**

847.758.9200 x303

[CTYRRELL@BROWNCOMMERCIAL.COM](mailto:CTYRRELL@BROWNCOMMERCIAL.COM)

**DAN BROWN, SIOR**

847.758.9200 x302

[DBROWN@BROWNCOMMERCIAL.COM](mailto:DBROWN@BROWNCOMMERCIAL.COM)

[BROWNCOMMERCIAL.COM](http://BROWNCOMMERCIAL.COM)

//

1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

//

847.758.9200

No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

# 22,750 SF

## Industrial Property For Sale / Lease



**BROWN**  
COMMERCIAL GROUP, INC.

**4059-4081 JOSEPH DRIVE WAUKEGAN, IL 60087**

4059-4081 Joseph Dr, Waukegan

### Building Expenses

4059-4081 Joseph Dr, Waukegan

INVESTMENT BUILDING ANALYSIS	
Square Feet (SF)	22,750
<b>Income</b>	
Unit A1-3 (6,110 SF)	\$4,837.00
Unit B1 (2,660 SF)	\$2,545.00
Unit B2 (2,640 SF)	\$2,152.70
Unit B3-4 (1,300 SF)	\$1,000.00
Unit C1 (2,710 SF)	\$2,484.00
Unit C2 (1,980 SF)	\$1,640.00
Unit C2A-C4 (5,350 SF)	\$4,681.25
Monthly Income	\$19,339.95
<b>Annual Gross Income</b>	<b>\$232,079.40</b>
<b>Expenses</b>	
Annual taxes	\$23,695.86
OPEX	\$15,446.63
Annual Property Insurance	\$11,360.87
Management Fee (3%)	\$6,962.38
Vacancy Rate	5.00%
Vacancy Total	\$11,603.97
Capital Reserve	\$0.00
Capital Reserve Total	\$0.00
Miscellaneous	\$0.00
<b>Annual Total Expenses</b>	<b>\$69,069.71</b>
<b>Annual Gross Income</b>	<b>\$232,079.40</b>
<b>Annual Net Income</b>	<b>\$163,009.69</b>
<b>Valuation</b>	
Annual Net Income	\$163,009.69
<b>Price</b>	<b>\$2,037,621.10</b>
Cap Rate	8.00%

Operating Expenses	Cost
HVAC	\$3,908.30
Roof Maintenance	\$1,951.73
Landscaping	\$2,000.00
Snow Removal	\$6,050.00
Insurance	\$11,360.87
Common Electric	\$577.06
Misc.	\$959.24
<b>Total</b>	<b>\$26,807.20</b>



**COLLIN TYRRELL**

847.758.9200 x303

CTYRRELL@BROWNCOMMERCIAL.COM

**DAN BROWN, SIOR**

847.758.9200 x302

DBROWN@BROWNCOMMERCIAL.COM