



4055 Steele Dr. Machesney Park, IL 61115

FOR SALE OR LEASE

PRICE REDUCED - FLEX/INDUSTRIAL



Positioned within the thriving commercial hub of Machesney Park, 4055 Steele Drive offers a strategic opportunity for both investors and end-users seeking a high quality flex/office asset with immediate income and significant upside potential.

Zoned for industrial use, the property is adaptable to a broad range of uses including light industrial, distribution, or back-office operations.



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: \$2,950,000

Building Size: 30,090 SF

Land Size: 4.06 AC

Vacant SF: 17,000 SF

Asking Lease Rate: \$10/SF/YR

Lease Type: NNN

Lease Term: 5 years min

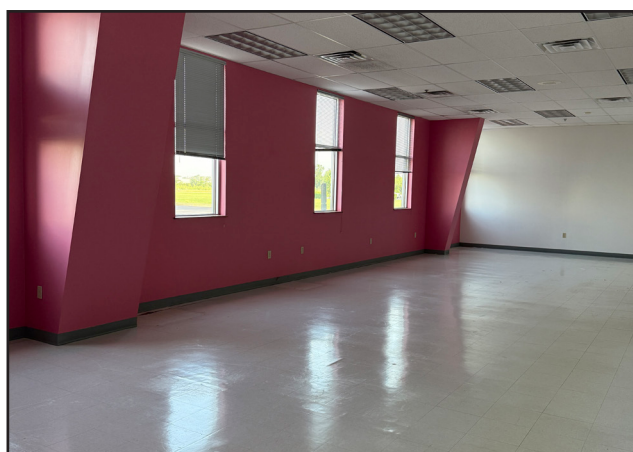
Year Built: 2002/2003

Clear Heights: 14'

Parking Count: 190

Zoning: IG

Previously used as a call center, the vacant suite offers an existing open office build-out with a flexible layout that allows for efficient reconfiguration to support a variety of uses.



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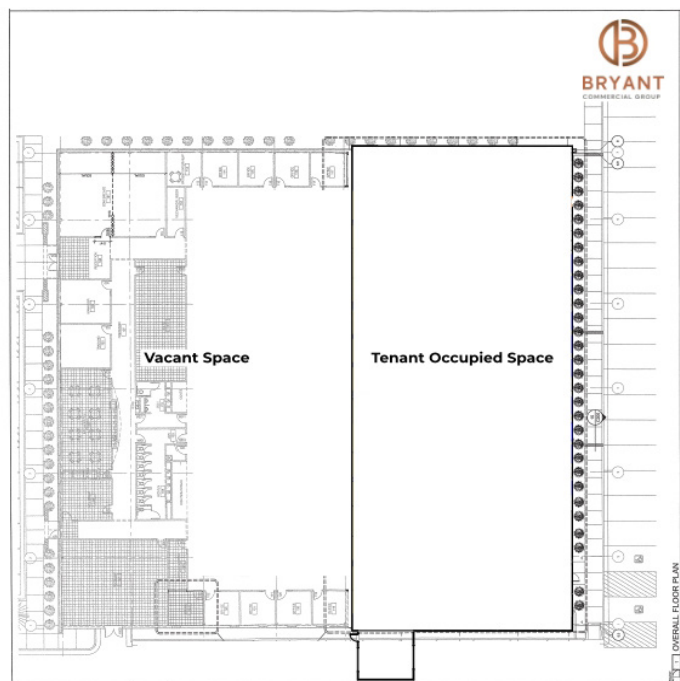
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LEASE HIGHLIGHTS

Lease Execution:	12/01/2023
Lease Type:	Modified Gross
Annual Base Rent:	\$151,708.70
Rent/SF:	\$11.67/SF/YR
Rent Increases:	3% Annual
Lease Expiration:	11/30/2030
Renewal Option:	2 - 5 year options
Option Rent Increases:	3% Annual
Occupancy:	43%

Approximately 13,000sf is currently occupied by an exceptional corporate credit tenant, providing immediate and stable income for an investor or owner/user.



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