

For Sale or For Lease
Well Maintained Warehouse Building
9325 Gulfstream Dr, Frankfort, IL 60423



OUTLINE

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BUILDING OVERVIEW and SALE/LEASE PRICING

Location: 9325 Gulfstream Dr, Frankfort, IL 60423

PIN: 19-09-34-327-001-0000

2024 RE Taxes: \$19,484

Sale Price: \$2,076,400 (\$145/sf)

Lease Price: \$11.73/sf (MG)

Year Built: 1988 (Remodeled 2015)

Lot Size: 45,419 sf or 1.04 acres

Building Size: 14,320 sf (2,900 sf of Office)

Building Type: Brick and Metal

Clear Height: 18' - 20'

Loading Dock: 1

Drive-in-Doors: 3 (1 – 14' x 14' & 2 – 12' x 14')

Yard Space: Rear of building has open yard space of roughly 35' x 90'

Zoning: I1 – Limited Industrial District

Occupancy: Seller Occupies and will move out prior to closing

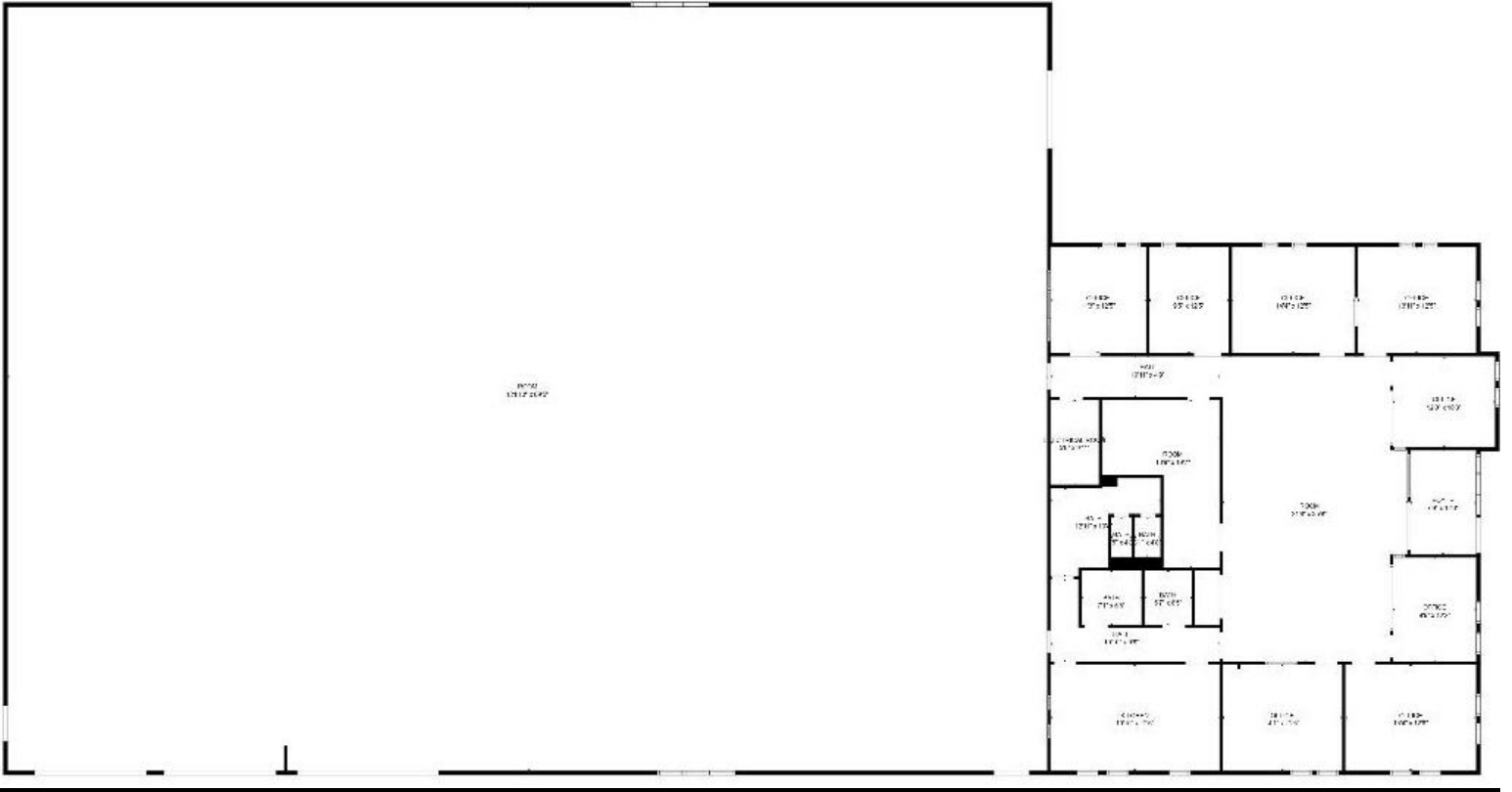
BUILDING IMPROVEMENTS

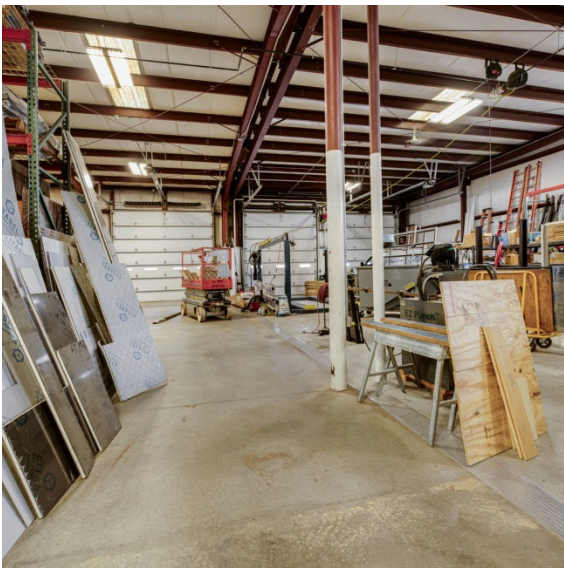
- ❖ Full Office Remodel (2015) and New Office Roof (2022)
- ❖ Warehouse Addition of 2,970 sf (2016)
- ❖ Warehouse Compressed Air
- ❖ Backup Generator
- ❖ New FACP (2020)
- ❖ High End & Well Maintained Dock Leveler, Overhead Doors and Walk Doors

HIGHLIGHTS

9325 Gulfstream Dr, Frankfort, is a 14,320 sf single-tenant building located conveniently close to the expressway, making it the ideal location for many Industrial Businesses. The building has an ideal Warehouse and Office layout, that can accommodate many users. Building has a 18'-20' clear ceiling height, 1 Dock & 3 DIDs. The warehouse is air conditioned, has compressed air throughout, ample power, along with a backup generator. Located in Will County, offering lower taxes and great accessibility.

Building Floor Plan & Photos





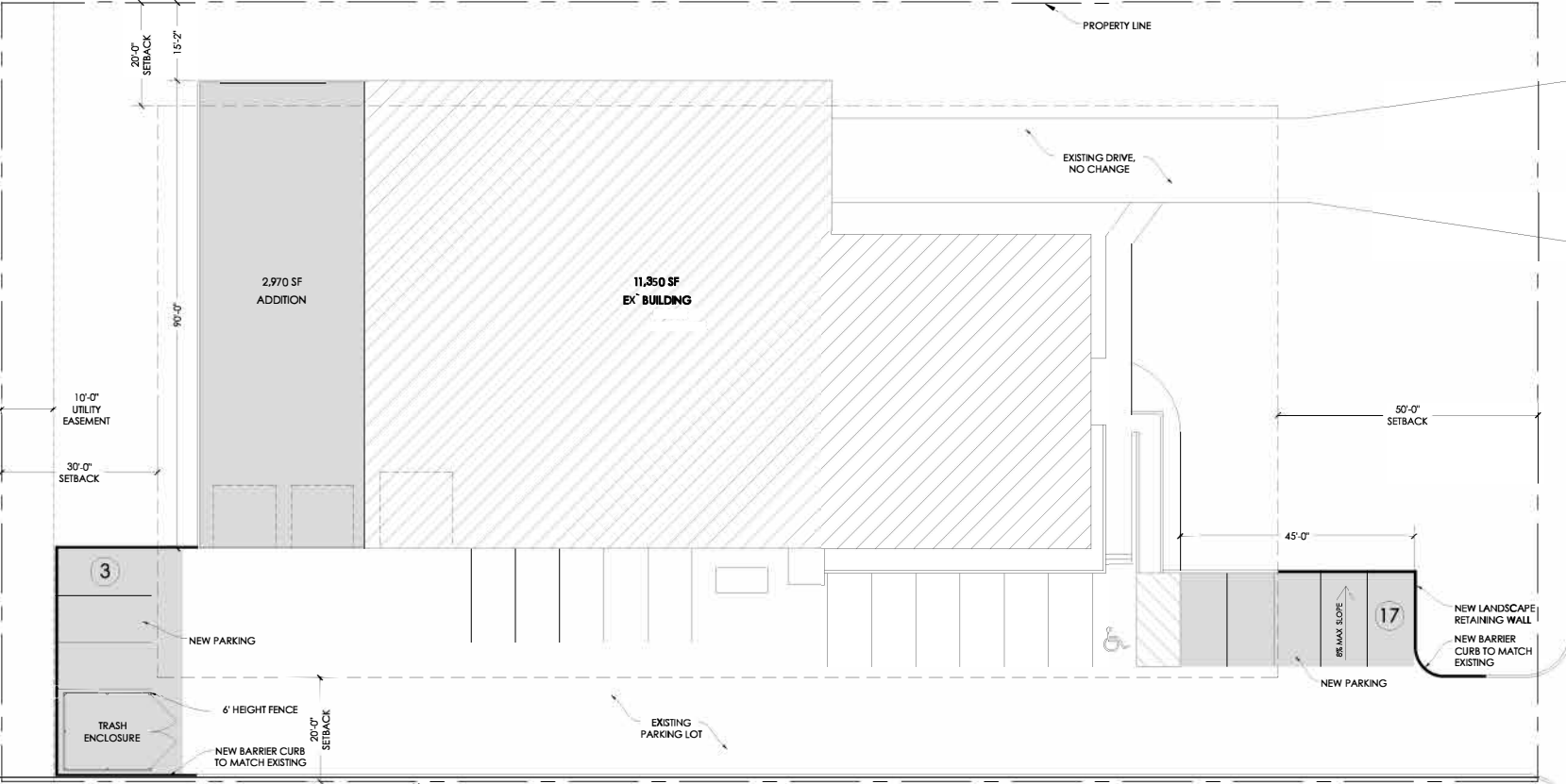
MAP & DRONE VIEWS

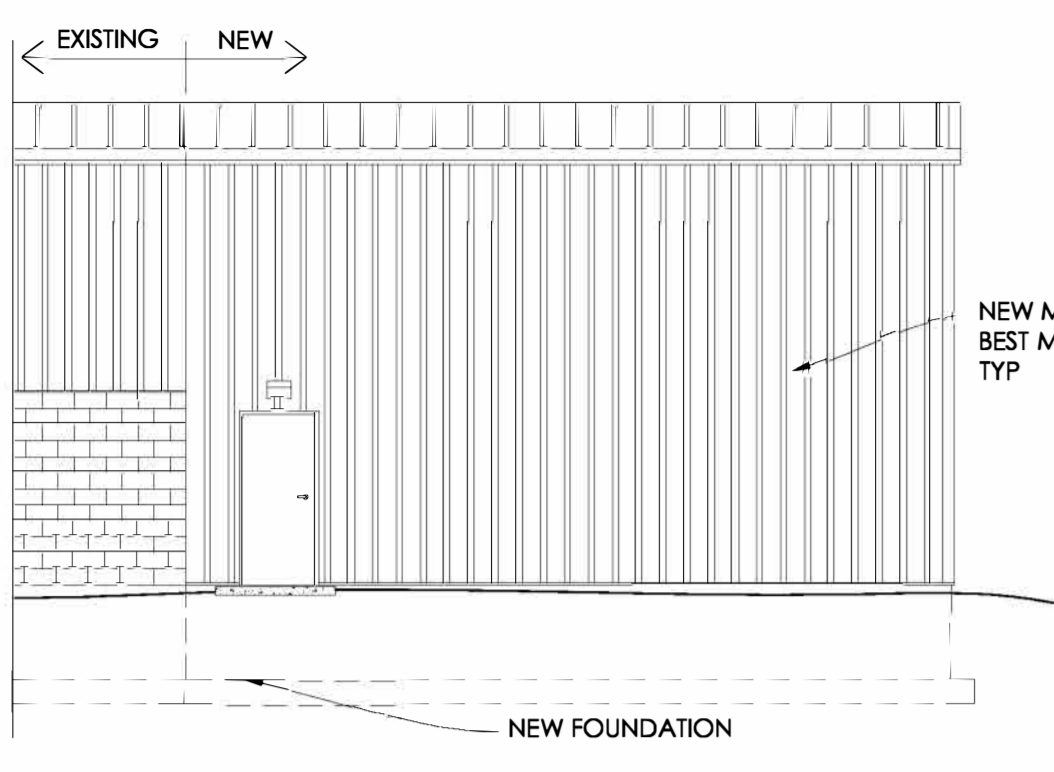




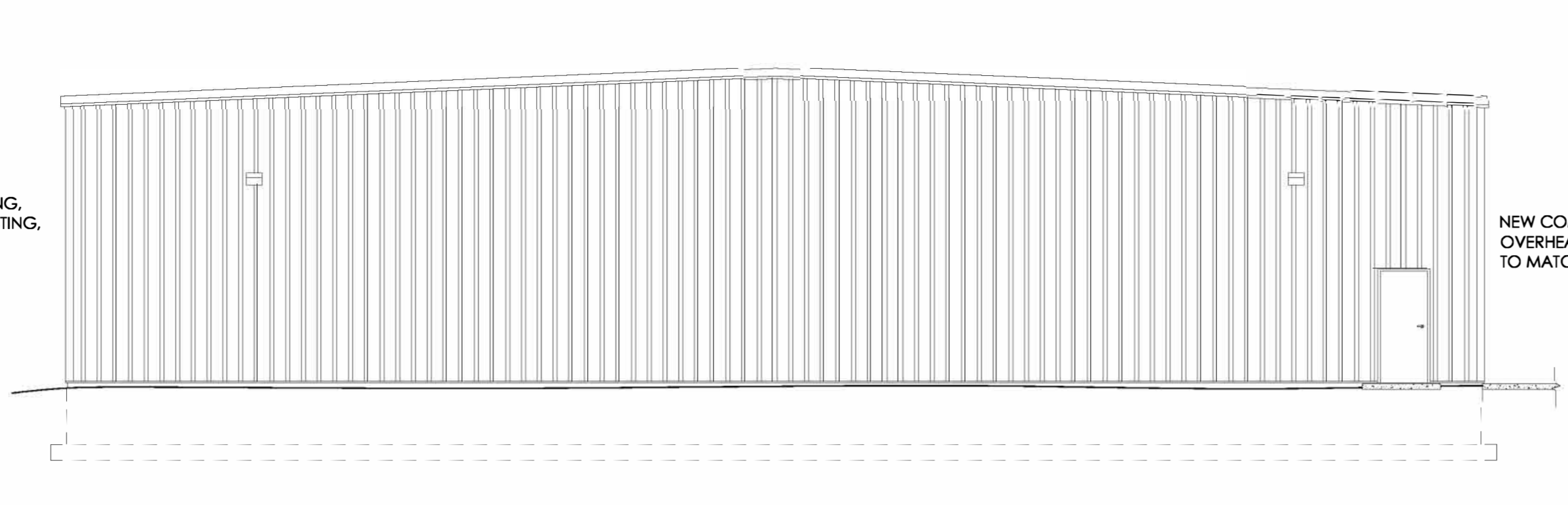
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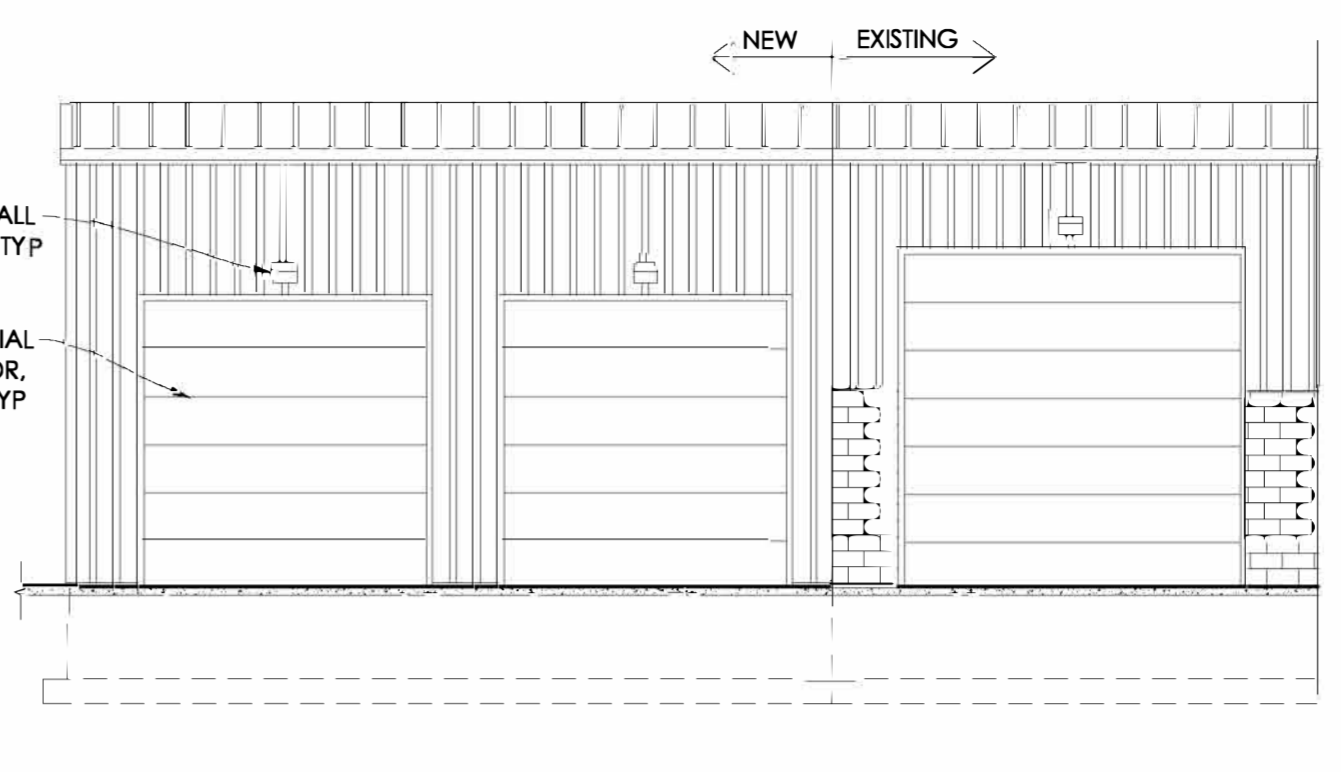




1 WEST ELEVATION
AS1 1/8"=1'

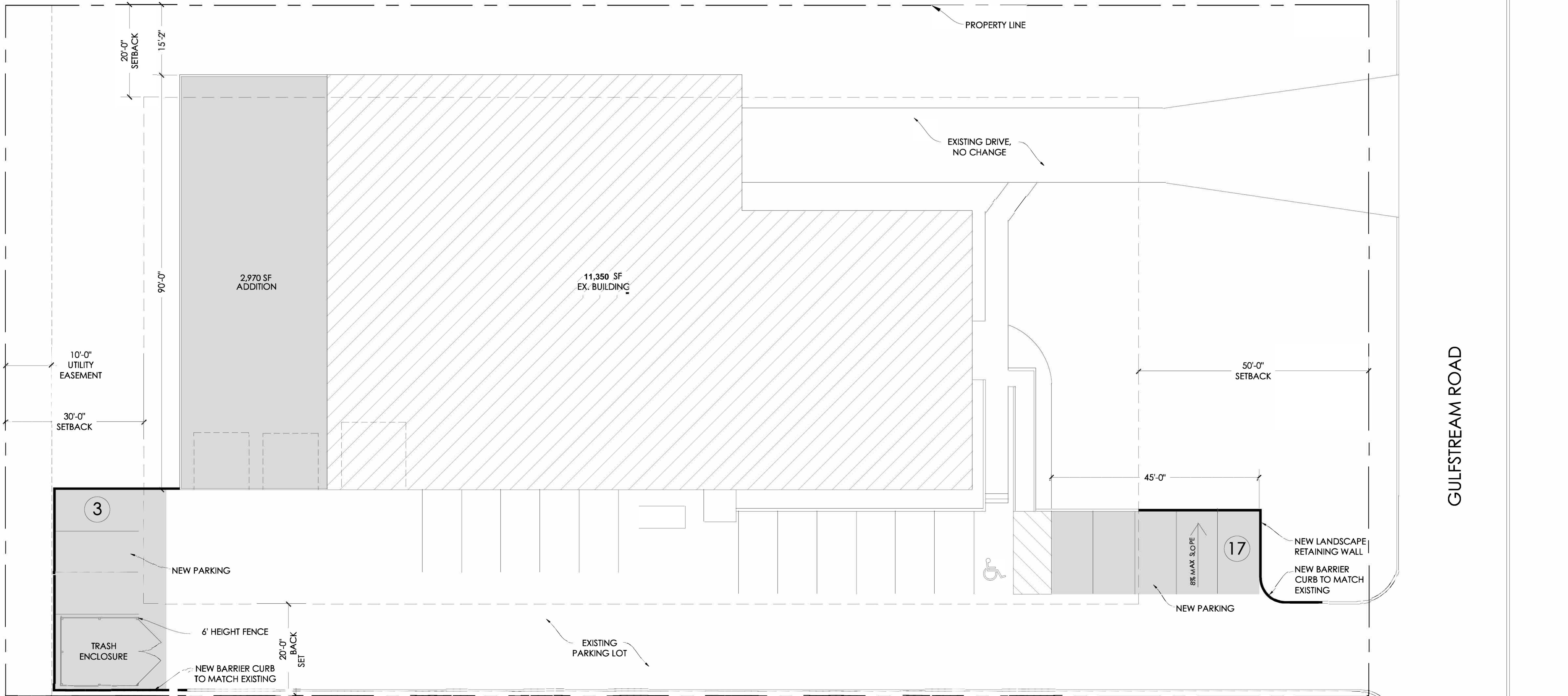


2 SOUTH ELEVATION
AS1 1/8"=1'



3 EAST ELEVATION
AS1 1/8"=1'

CODE DATA	
ITEM	REMARKS
Design Code	2006 International Building Code with Amendments
Building Occupancy Classification	F-2 FACTORY INDUSTRIAL - LIGHT HAZARD; B - BUSINESS
Construction Type	II-B
Proposed Renovation Area	F-2 FACTORY INDUSTRIAL - LIGHT HAZARD (2,640 SF)
Total Existing Building Area (306.3)	Total Occupancy: F-2: 11,350 SF; B: 8,100 SF; Total: 3,100 SF
Height & Area Req. (Table 503)	Base Allowable: 15,500 SF
	Frontage Increase (Section 506.2): + 11,625 SF
	Sprinkler Increase (Section 506.3): ---
	Total Allowable: 27,125 SF
	*Actual: 14,320 SF
Chapter 9 Fire Protection	Automatic Sprinkler System: NOT REQUIRED (Section 903)
	Alternative Automatic Fire Extinguishing System: NOT REQUIRED (Per Section 904)
	Standpipe System: NOT REQUIRED (Per Section 905)
	Fire Extinguishers: Per Local Fire Protection District (Per Section 906)
	Fire Alarm Detection System: NOT REQUIRED (Section 907)
	Emergency Alarm System: NOT REQUIRED (Per Section 908)
	Smoke Control System: NOT REQUIRED (Per Section 909)
	Smoke & Heat Vent: NOT REQUIRED (Per Section 910)
	Occupant Load (Table 1004.1.2): B = 3,100 SF / 100 = 31 Total Occupants; F2 = 10,996 SF / 500 = 22 Total Occupants
	ZONING REVIEW
ZONING	I-1: LIMITED INDUSTRIAL DISTRICT
TRASH ENCLOSURE	REQUIRED: MAX. 8FT TALL. CAN BE FENCE, BLDG MATERIAL, OR LAND. PROVIDED: 6FT FENCE
BUILDING MATERIALS	REQUIRED: METAL ALLOWED IF ARCH. ELEMENTS EXIST. PROVIDED: MATCH EXISTING METAL (EX. MASONRY TO REMAIN)
PARKING	REQUIRED: (1) SPACE PER EMPLOYEE. PROVIDED: (17) EMPLOYEE SPACES
SIDE YARD SETBACK	REQUIRED: 20'. PROVIDED: 15'-2"
FRONT YARD SETBACK	REQUIRED: 50'. PROVIDED: >50'
REAR YARD SETBACK	REQUIRED: 30'. PROVIDED: >30'
MAX IMPERVIOUS AREA	REQUIRED: 80%. PROVIDED: APPROX. 67%
MAX. BLDG HEIGHT	REQUIRED: 35'. PROVIDED: 20'



4 ARCHITECTURAL SITE PLAN
AS1 3/32"=1'