

# OFFICE BUILDING FOR SALE OR LEASE



6845-6847 Kingery Highway, Willowbrook, IL 60515



## 6,625/SF Single-Story Commercial Office Building

6,625 Square Foot Single Story Office Building located in the Willowbrook Office Park.

DuPage 2024 RE tax \$2.52/SF  
Operating exp. approx. \$4.28/SF  
Current lease expires 3/31/27  
Potential annual NOI: \$95,325

Conveniently located near retail and dining, 10-min to I-55, 30-min to major airports. Professionally managed park

### ASKING PRICES

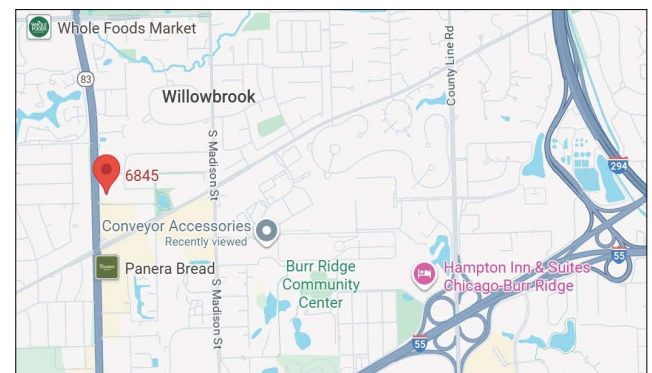
**\$1,450,000**

Sale price

**\$21.50/SF full gross**

Lease rate

- 5,040/sf available



For More Information:

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**Paris Arnold, CPM®**  
Property Manager/Broker  
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