



**Industrial**

Status: **NEW**  
 Area: **64**  
 Address: **2323 Green Bay Rd , North Chicago, IL 60064**  
 Directions: **North of Route 137/Buckley Road at 24th Street and Green Bay Road**  
 Sold by:  
 Closed:  
 Off Mkt:  
 Township:  
 Year Built: **1985**  
 Zone Type:  
 Act Zoning: **B-2**  
 Subtype: **Distribution Warehouse, Other**  
 Tot Bldg SF: **17000**  
 Office SF:  
 Land SF: **50061**  
 Lot Dim: **175X275X158X325**  
 Lot Size Source:  
 Mobility Score: **-**

MLS #: **11432704** List Price: **\$1,200,000**  
 List Date: **06/11/2022** Orig List Price: **\$1,200,000**  
 List Dt Rec: **06/12/2022** Sold Price:  
 Mkt. Time (Lst./Tot.): **2/2** Rented Price:  
 Contract: Lease SF/Y:  
 Concessions: Mthly. Rnt. Price:  
 Unincorporated: CTGF:  
 Blt Before 78: **No**  
 County: **Lake**  
 PIN #: **12053070490000**  
 Multiple PINs: **Yes**  
 Relist:  
 Unit SF: **17000** ( Min Rentable SF: **3000**  
 Leasable Area Max Rentable SF: **17000**  
 Units: **Square Feet**)  
 # Stories: **1** Lease Type:  
 Gross Rentable Area: Com Area Maint SF/Y:  
 Net Rentable Area: Est. Tax per SF/Y:  
 Investment: User:  
 List Price Per SF: **\$70.59** Sold Price Per SF: **\$0**

Remarks: **Meticulously maintained industrial/office building with 17,000 sf of warehouse space and 3 offices totaling 1,368 sf. Four bathrooms, AC, full sprinkler system, security system, recessed dock, two overhead doors, and highly visible location on Green Bay Road. 3,000 sf currently leased month to month to long-time tenant brings added value to this property.**

Approximate Age: <b>36-50 Years</b>	Bay Size:	Air Cond: <b>Central Air, Central Individual</b>
Type Ownership:	# Trailer Docks: <b>1</b>	Electricity: <b>201-600 Amps, 3 Phase</b>
Frontage/Access:	Construction: <b>Brick, Other/Unknown</b>	Heat/Ventilation: <b>Electric</b>
Current Use:	Exterior: <b>Aluminum Siding, Brick</b>	Fire Protection: <b>Sprinklers-Wet</b>
Potential Use:	Foundation: <b>Concrete</b>	Water Drainage:
Known Encumbrances:	Roof Structure: <b>Gable</b>	Utilities To Site: <b>Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Community</b>
Client Needs:	Roof Coverings: <b>Metal, Varies</b>	Tenant Pays: <b>Electric, Heat, Scavenger, Varies by Tenant</b>
Client Will:	Docks/Delivery: <b>Depressed</b>	HERS Index Score:
Geographic Locale: <b>North Suburban</b>	Misc. Outside: <b>Security System</b>	Green Disc:
Location:	# Parking Spaces: <b>12</b>	Green Rating Source:
# Drive in Doors: <b>1</b>	Indoor Parking:	Green Feats:
Door Dimensions:	Outdoor Parking: <b>6-12 Spaces</b>	Backup Info:
Freight Elevators:	Parking Ratio:	Sale Terms:
Min Ceiling Height: <b>13'13</b>	Total # Units: <b>2</b>	Possession:
Max Ceiling Height: <b>13'13</b>	Total # Tenants: <b>1</b>	
Clear Span: <b>Yes</b>	Extra Storage Space: <b>No</b>	
	Misc. Inside: <b>Private Restroom/s, Storage Inside</b>	
	Floor Finish: <b>Concrete</b>	

Financial Information	Total Monthly Income: <b>\$3,000</b>	Total Annual Income: <b>\$36,000</b>
Gross Rental Income: <b>\$3,000</b>	Net Oper Income Year: <b>2021</b>	Cap Rate:
Annual Net Oper Income: <b>\$29,557</b>	Total Annual Expenses: <b>\$35,572</b>	Expense Year: <b>2021</b>
Real Estate Taxes: <b>\$28,322</b>	Expense Source: <b>Broker Projection</b>	Loss Factor:
Tax Year: <b>2020</b>		

Operating Expense Includes:

Broker Private Remarks:

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>Yes</b>	Broker Owned/Interest: <b>No</b>
VOW AVM: <b>No</b>	VOW Comments/Reviews: <b>No</b>	Lock Box: <b>None</b>
Listing Type: <b>Exclusive Right to Sell</b>	Address on Internet: <b>Yes</b>	Special Comp Info: <b>None</b>
Buyer Ag. Comp.: <b>AS A PERCENTAGE OF THE NET SALE PRICE. THE NET SALE PRICE IS THE GROSS SALE PRICE MINUS AMOUNTS TO BE CREDITED OR PAID TO THE BUYER, AS REFLECTED IN THE INITIAL SALES CONTRACT. (N)</b>	Other Compensation:	Call for Rent Roll Info: <b>Yes</b>

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Information: **List Broker Must Accompany, No Sign on Property** Cont. to Show?: Expiration Date: **06/09/2023**

Showing Inst: **Schedule in Showing Time or Call or Text Chris Foss at 847-971-8524 or Shannon Sweetnam at 847-372-7018; 24 hour notice preferred but not required**

Broker: **Coldwell Banker Realty (3950) / (847) 234-8000**  
 List Broker: **Shannon Sweetnam (44652) / sweetnamwrites@gmail.com; Shannon.Sweetnam@cbrealty.com**  
 CoList Broker: **Chris Foss (33647) / (847) 971-8524** More Agent Contact Info: **847-372-7018**

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MLS #: 11432704

Prepared By: Shannon Sweetnam | Coldwell Banker Realty | 06/12/2022 09:04 AM