

MILLENNIUM
PROPERTIES R/E



SAXTON INDUSTRIAL PARK
18949 WOLF ROAD | \$7,000,000
Mokena, IL



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PROPERTY OVERVIEW



18949 Wolf Road is a 10-building portfolio, that totals 50,000 square feet and includes six metal industrial buildings - 25 total units with 15 tenants, one flex building and three small storage buildings. The 100% occupied portfolio is located along 189th Place and generates additional revenue from outdoor storage and parking. The seven industrial buildings are leased to a range of local industrial users including trucking firms, landscaping firms and auto-related businesses. The portfolio is built on an 7.0 acre site in unincorporated Will County, which zoning accounts for many uses. **Potential owner financing below federal rate.**

Mokena is a rapidly growing town in the southwest suburbs of Chicago. This property is approximately one mile north of downtown Mokena and a short drive from I-80, US 45 and I-355, making it a convenient location for customers throughout the southwest suburbs.

PROPERTY HIGHLIGHTS

- 10-building, 50,000 SF portfolio
 - 6 industrial buildings
 - 1 flex building
 - 3 small storage buildings
- Portfolio occupancy: 100%
- Close to I-80 & downtown Mokena
- Outdoor storage space generates additional income
- Industrial park located in unincorporated Will County
- Projected NOI: \$510,000
- Projected Cap Rate: 7.3%
- Total Land Area: 7.0 acres
- Zoning: I-1 (Will County)
- Total Taxes (2020): \$53,134.62