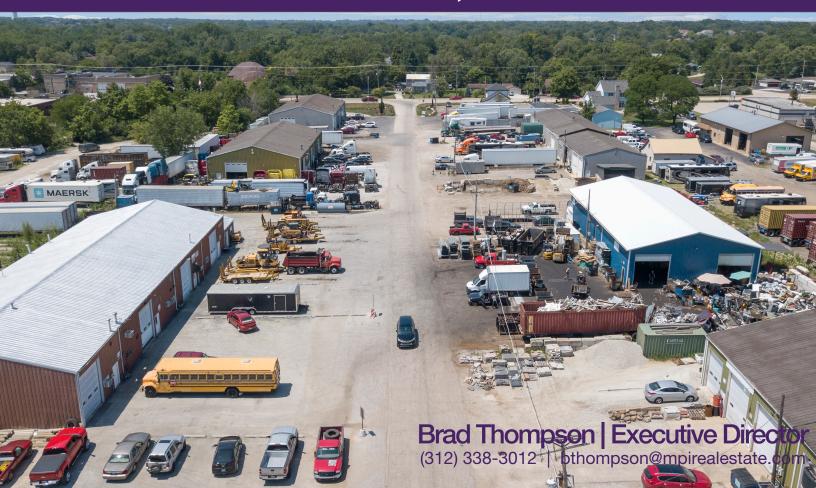


## SAXTON INDUSTRIAL PARK 18949 WOLF ROAD | \$7,000,000 Mokena, IL



## 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

