

FOR SALE

4320 1st Avenue
Lyons, Illinois



INVESTMENT SALE 9+ CAP RATE



SALE PRICE: \$2,100,000



- Fully occupied 18,000 sf industrial multi-tenant building - nine 2,000 sf units
- Net leases - separately metered tenant paid utilities
- Separate entrances & individual overhead doors
- 16' clear heights
- 55 parking spaces on site
- High visibility and exposure

FOR MORE INFORMATION CONTACT:

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BROKERAGE | 1031 EXCHANGES

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