

# FOR SALE

4320 1st Avenue  
Lyons, Illinois



## INVESTMENT SALE



SALE PRICE: \$2,100,000



### 9+ CAP RATE

- 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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