

AUTO STORAGE CONDO

885 Lambrecht Rd, Frankfort IL 60423



FOR SALE | \$635,000

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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PROPERTY OVERVIEW

- Exceptional opportunity for an auto enthusiast to own an auto storage condo in the Laraway Industrial Business Park located in Frankfort, Illinois.
- Unit features auto elevators that can accommodate up to 13 vehicles, oversized roll-up doors, and a spacious 1,500 sf existing storage mezzanine.
- Other interior features include a 25 ft. ceiling height and clear span.
- Owner willing to discuss complete finished buildout of facility.
- Great central location! Only minutes from both I-80 and I-57, 40 minutes to Chicago Loop, 20 minutes to Indiana border, and 30 minutes to Joliet Intermodal Rail Terminal.



PRICE	\$635,000
UNIT SIZE (UNIT 4 & 5)	4,734 SF (combined total)
BUILDING TYPE	Light Warehouse
ACREAGE	0.65 AC
FRONTAGE	334'
TRAFFIC COUNT	7,368 ADT (from W Laraway Dr)
YEAR BUILT	2016
CONSTRUCTION TYPE	Masonry
PARKING SPACE	50 (surface spaces)
ZONING	I2 - General Industrial District
LAND USE	Business Park
PARCEL ID	19-09-34-126-007-1004 19-09-34-126-007-1005

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SITE PHOTOS



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	877	1 Mile	\$150,104	1 Mile	45.80
3 Mile	23,928	3 Mile	\$152,664	3 Mile	41.60
5 Mile	73,063	5 Mile	\$135,002	5 Mile	40.80

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	854	1 Mile	\$106,250	1 Mile	48.90
3 Mile	24,120	3 Mile	\$130,660	3 Mile	43.50
5 Mile	72,841	5 Mile	\$114,811	5 Mile	42.00

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ZONING INFORMATION

The I-2 General Industrial District is intended to provide for lands for development by most types of industrial firms. The regulations are designed to permit operations in a clean and quiet manner, and to protect adjacent district uses as well as industries within the district. Development of residences is prohibited in this district to avoid incompatible mixed uses, and to conserve the supply of industrial land for industrial use.

I-2	Permitted Uses
S	Animal feed preparation, grinding, mixing and storage
P	Automotive and scrap salvage yard, if in a completely enclosed building
P	Automotive body shop
P	Building trades' and contractor's office
S	Construction or demolition landfill
P	Industry and manufacturing, heavy
P	Industry and manufacturing, light
S	Landscape Company (Am. Ord. 2495, passed 08.04.08)
S	Limited retail sales in association with a warehouse use (Am. Ord. 2240, passed 11.21.05 and Am. Ord. 2495, passed 08.04.08)
P	Manufacture, storage and sale of mobile homes and/or trailers, farm implements and other similar equipment on a paved open lot
P	Printing, publishing or lithography establishments

I-2	Permitted Uses
S	Radio and television studios, stations
P	Research facilities
S	Sale, distribution, or discharge of firearms, or ammunition within an indoor controlled environment (Am. Ord. 2240, passed 11.21.05)
S	Self-service storage facility
P	Taxicab association (Am. Ord. 2495, passed 08.04.08)
S	Telecommunication stations and transmission devices
S	Towing service with storage of vehicles
P	Utility facilities
P	Warehouse and wholes ale establishments

P = Permitted Uses

S = Special Use

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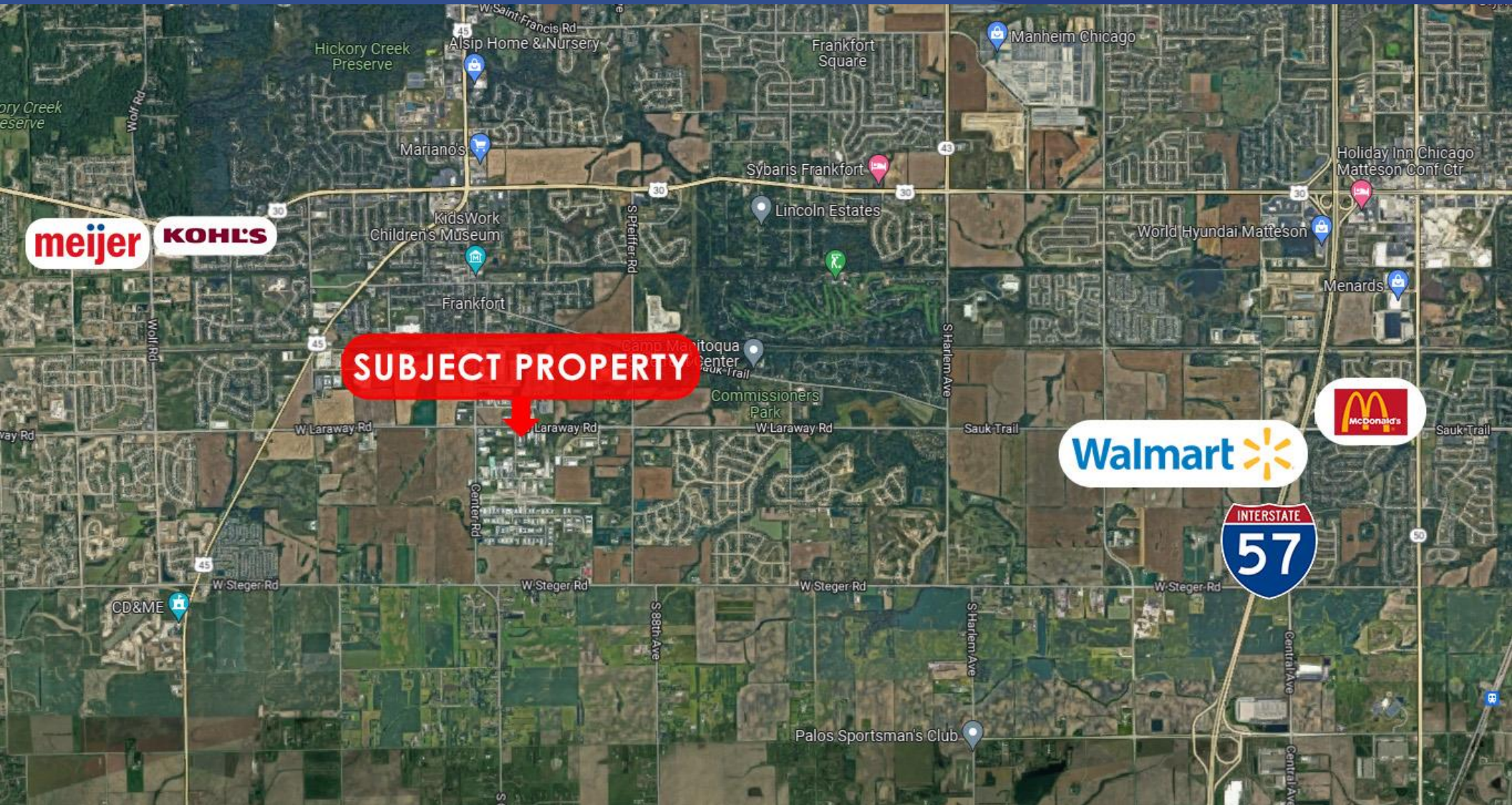
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TRADE AREA MAP



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