

FLEX WAREHOUSE SPACE

885 Lambrecht Rd, Frankfort IL 60423



FOR LEASE | \$10.50 sf NNN

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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PROPERTY OVERVIEW

This is a dual unit consisting of 4,800 sf with a private washroom, located in quickly growing Frankfort with easy access to I-57, Rt 45, & I-80. Featuring steel and masonry construction, unit measures 70x70 ft. The space is heated with 2 separate heating units, with 2 separate 14x16 drive in doors with automatic openers.

The ceiling height ranges from 18" to 22" due to the roof slope. This unit has fire sprinklers and 200 AMP 3 phase electric service. Asphalt driveway has parking available in the front and rear of the building. Additional customizing can be done at additional cost.

Unit features 1,500 sf existing storage mezzanine, which can be removed upon request.



PRICE	\$10.50 /sf NNN
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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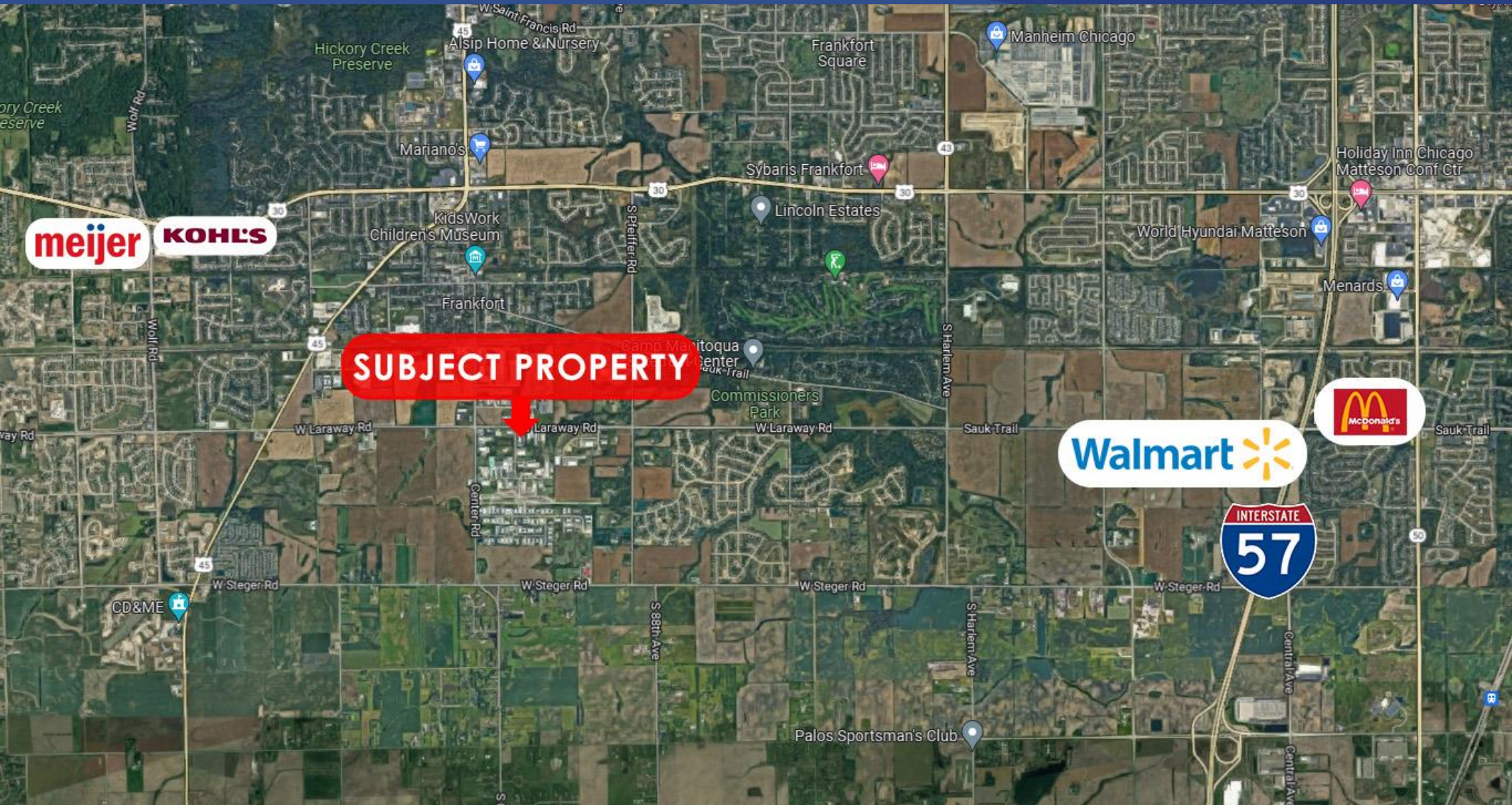
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TRADE AREA MAP



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