

Fully Leased > Industrial Investment

20 and 30 Commerce Dr., O'Fallon, IL 62254



- Two Buildings totaling 33,600 SF (16,800 SF Each)
- 8.37% CAP Rate - NOI: \$115,119
- Value Add Investment; Below Market Rents

Sale Price: \$1,375,000 (\$40.00 per SF)



BARBERMURPHY

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Listing No: 2209

Industrial Investment

Total Units: 2

20 & 30 Commerce Drive
O'Fallon, IL

SALE INFORMATION:

For Sale: Yes
Sale Price: \$1,375,000
Sale Price/SF: \$40.00
CAP Rate: 8.37%
GRM:
NOI: \$115,119

PROPERTY INFORMATION:

Parcel No: 04270402004;001
County: St. Clair
Zoning: I - Industrial
Zoning By: City of O'Fallon
Complex: Warehouse
Acres: 2.70
Property Tax: \$19,381.00
Tax Year: 2018



STRUCTURAL DATA:

Year Built: 1998
Rehab Year: 2000
Floors: 1
Roof: Metal
Exterior: Metal

FACILITY INFORMATION

Elevator: N/A
Heating: Gas
Cooling
Parking: 20 +Spaces
Surface Type: Concrete + Asphalt

INCOME

Gross Rental Income \$151,200.00
 Gross Other Income
Total Income \$151,200.00

EXPENSES:

Property Taxes \$19,381.00
 Insurance \$7,500.00
 CAM \$8,000.00
 Utilities
 Property Management \$1,200.00
Total Expenses \$36,081.00

Property Amenities

Unit Amenities

Comments

2 - Building Industrial Investment Fully Leased.
 Will not be separated.

Listing Broker(s)

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NOI \$115,119.00