

121 Industrial Drive
121 Industrial Dr | DeKalb, IL | US | DeKalb County
Available SF: 26,437 | Sale Price: \$1,595,000



Building Type:	Industrial
Available SF:	26,437
Total SF:	26,437
Sale Price:	\$1,595,000
Last Updated:	Apr 25, 2025

Realtor/Owner Contact

Charles Kirkwood
| chas.kirkwood@gmail.com

Property and Area Description

Don't miss this industrial investment or owner user opportunity. Seller leaseback possible with longtime established business Castle Printech or seller will consider relocating to make way for an owner user. A leaseback arrangement would position the investment opportunity at over an 8 cap. Zoned HI for heavy industrial use the building is well equipped with a sprinkler system, heavy power, two drive in doors and a loading dock with a leveler. Great location just minutes away from I-88 and businesses such as 3M, Ferrara Pan, the new Meta data center and the upcoming state of the art 775k sf distribution center for Kraft Heinz. The building will convey with a new roof and possible build to suit office renovation.

Population

	73,616 10 Mile Radius	214,993 20 Mile Radius	1,311,982 30 Mile Radius
--	---------------------------------	----------------------------------	------------------------------------

Source: ESRI®, 2024

Households

	28,784 10 Mile Radius	80,724 20 Mile Radius	480,860 30 Mile Radius
--	---------------------------------	---------------------------------	----------------------------------

Source: ESRI®, 2024

Transportation

Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown
Rail Contact: Ryan Wee
Rail Contact Phone: 262-277-8725
Rail Contact Email: rwwee@up.com