



OFFERING MEMORANDUM

26336 HERITAGE DR, ELWOOD, IL 60421

EXCLUSIVELY LISTED BY



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INVESTMENT OVERVIEW

Exceptional New Commercial Opportunity in Elwood

Completed in 2025, this impressive 10,985-square-foot Lester Building sits on 3.29 acres and offers a rare opportunity for businesses seeking a modern, turnkey commercial facility with extensive indoor and outdoor capabilities with the possibility to expand property to 5.45 acres.

The property is currently zoned **C-2 General Commercial** with a **Special Use Planned Unit Development (PUD)** approved by the Village of Elwood for the sale and lease of small- and mid-sized construction equipment and machinery, including limited repairs. The existing special use approval accommodates a variety of commercial operations, including:

- Construction equipment dealership (small and mid-sized equipment)
- Landscaping and grounds maintenance equipment dealership
- Compact utility tractor and implement dealership
- Material handling equipment dealer (forklifts, lifts, telehandlers)
- Contractor or municipal equipment sales facility

While the current building is being used for equipment sales, the property is built in such a way that would suit many other types of business such as:

- Construction companies
- Equipment rental
- Municipalities
- Utility contractors
- Landscape contractor
- Auto/truck/RV/agricultural equipment dealership
- Material handler dealer

*All with the approval of a special use permit from the village of Elwood

Designed for efficiency and functionality, the facility features a professional showroom with three private offices, a service counter, customer waiting area, and two ADA-compliant restrooms. The expansive shop area includes a massive wash bay equipped with a Hotsty 3,000 PSI hot water pressure washer, break room with kitchenette, third ADA-compliant restroom, and utility room.



Additional Building features include:

- Fire sprinkler system
- Fire alarm with monitoring
- Security camera and alarm systems
- In-floor radiant heat throughout
- 8-inch reinforced concrete shop floors
- 20-foot ceilings with approximately 18-foot clear height
- One 14' x 14' overhead door, with opener
- Three 16' x 16' overhead doors, with opener
- One 10' x 9' showroom overhead door
- 208V, 400-amp, three-phase electrical service
- Triple trap basins
- Starlink high-speed internet

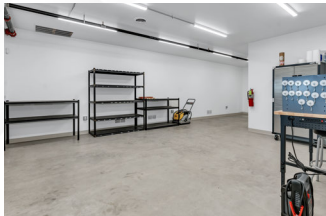
The exterior is equally impressive, offering approximately 2.17 acres of secure fenced yard space with a combination of paved, concrete, and gravel surfaces. A 6-foot perimeter fence with oversized 40-foot aluminum gates provides excellent access for equipment and commercial vehicles.

Located along a corridor with approximately **6,100 average annual daily traffic (AADT)**, this property offers outstanding visibility, accessibility, and infrastructure for equipment sales, service, and related commercial operations.

A rare opportunity to acquire a nearly new, purpose-built commercial facility with premium construction, exceptional amenities, and valuable special use approvals already in place.



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