

1710 AFTON RD

Sycamore, IL

WAREHOUSE FOR LEASE OR SALE

MATT GARLAND
(312) 339-9015
mgarland@cawleycre.com

ANDREW MALETICH, SIOR
(630) 729-7942
amaletich@cawleycre.com

THEO ZACHER
(630) 729-7938
tzacher@cawleycre.com

HOUSTON BROOKE
(630) 230-3138
hbroke@cawleycre.com



Details

Total Building:	20,696 SF
Office Space:	1,295 SF
Mezzanine:	725 SF (Not included in total SF)
FAR:	0.48
Loading:	1 Interior Dock with Leveler 1 DID (14' x 14')
Ceiling Height:	21' Clear
Power:	400 Amps, 600V / 277-347V, 3-Phase
Parking:	1.01 : 1,000 SF (21 Surface Stalls)
Year Built:	2006
Parcel:	09-06-427-006

Pricing

Taxes:	\$1.56 PSF
Insurance:	\$0.21 PSF
Lease Rate:	Subject to Offer
Sale Price:	Subject to Offer

- ✓ 10 Minutes to Full I-88 Interchange
- ✓ Sprinklered
- ✓ LED Lighting in Warehouse
- ✓ Clerestory Windows in Warehouse



DISCLAIMER: The information contained in this marketing brochure has been secured from sources we believe to be reliable. All information is presented "as is" and Cawley CRE makes no representations or warranties, expressed or implied, as to the accuracy of the information. All information references to, but not limited to, acreage, square footage, age and other measurements are approximations, based on reliable sources. All interested parties to purchase, or to lease, should conduct an independent, thorough, investigation of the property, and verify all information. Any reliance on the information contained within this marketing material is solely at your own risk, and the interested party bears all risk for any inaccuracies. The property owner reserves the right, at its sole discretion, to reject any offer or expressions of interest, and/or to terminate, or withdraw status of availability, at any time, without notice.

1710 AFTON RD

Sycamore, IL

WAREHOUSE FOR LEASE OR SALE

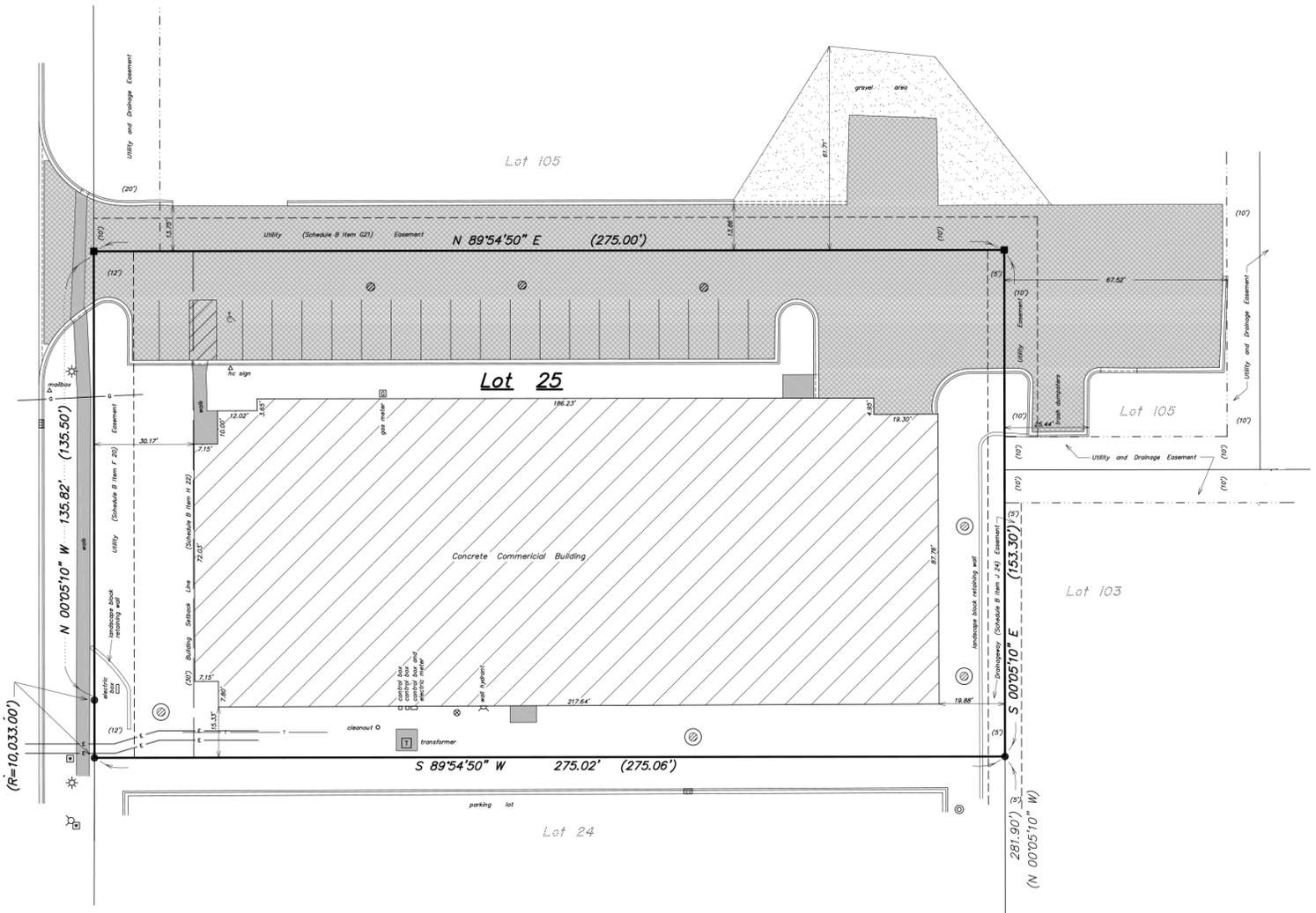
Site Survey

MATT GARLAND
(312) 339-9015
mgarland@cawleycre.com

ANDREW MALETICH, SIOR
(630) 729-7942
amaletich@cawleycre.com

THEO ZACHER
(630) 729-7938
tzacher@cawleycre.com

HOUSTON BROOKE
(630) 230-3138
hbroke@cawleycre.com



DISCLAIMER: The information contained in this marketing brochure has been secured from sources we believe to be reliable. All information is presented "as is" and Cawley CRE makes no representations or warranties, expressed or implied, as to the accuracy of the information. All information references to, but not limited to, acreage, square footage, age and other measurements are approximations based on reliable sources. All interested parties to purchase, or to lease, should conduct an independent, thorough, investigation of the property, and verify all information. Any reliance to the information contained within this marketing material is solely at your own risk, and the interested party bears all risk for any inaccuracies. The property owner reserves the right, at its sole discretion, to reject any offer or expressions of interest, and/or to terminate, or withdraw status of availability, at any time, without notice.

1710 AFTON RD

Sycamore, IL

WAREHOUSE FOR LEASE OR SALE

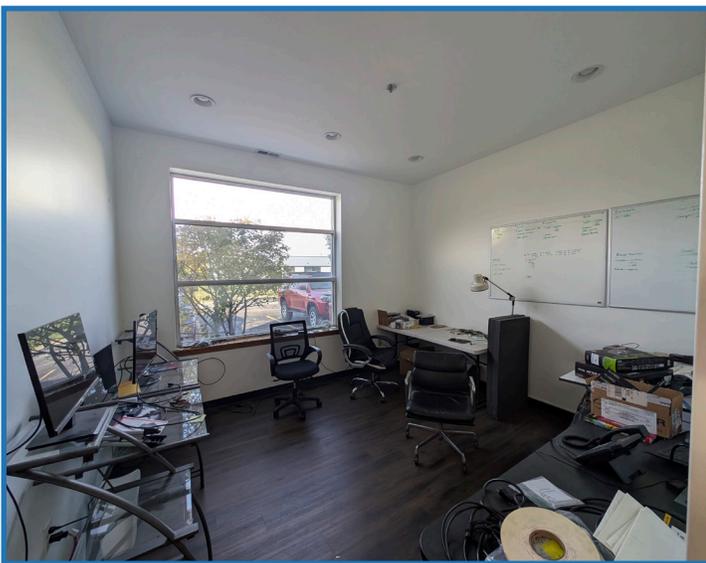
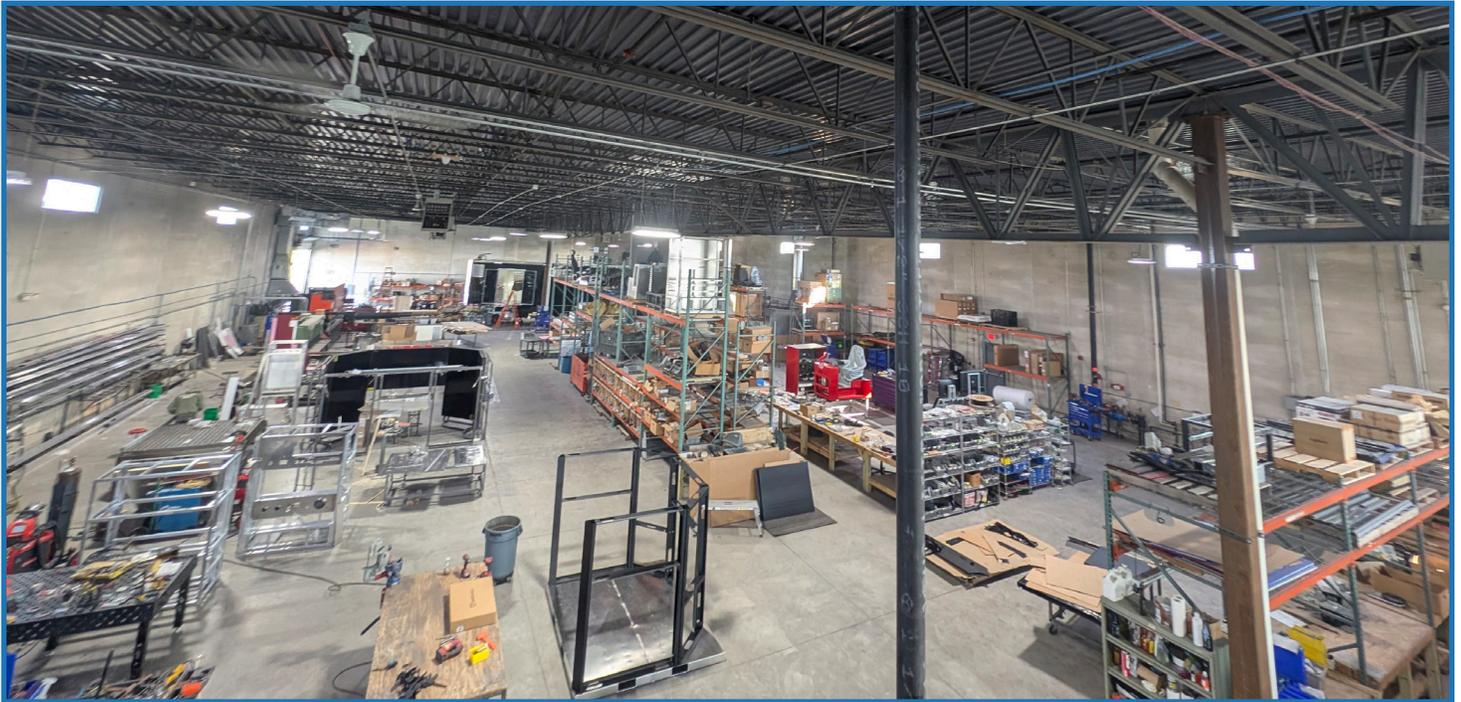
Photos

MATT GARLAND
(312) 339-9015
mgarland@cawleycre.com

ANDREW MALETICH, SIOR
(630) 729-7942
amaletich@cawleycre.com

THEO ZACHER
(630) 729-7938
tzacher@cawleycre.com

HOUSTON BROOKE
(630) 230-3138
hbrooke@cawleycre.com



1710 AFTON RD Sycamore, IL

WAREHOUSE FOR LEASE OR SALE

Location Map

MATT GARLAND
(312) 339-9015
mgarland@cawleycre.com

ANDREW MALETICH, SIOR
(630) 729-7942
amaletich@cawleycre.com

THEO ZACHER
(630) 729-7938
tzacher@cawleycre.com

HOUSTON BROOKE
(630) 230-3138
hbroke@cawleycre.com



Located within Sycamore
Prairie Business Park



10 Minutes to I-88 Interchange
via Peace Rd



DISCLAIMER: The information contained in this marketing brochure has been secured from sources we believe to be reliable. All information is presented "as is" and Cawley CRE makes no representations or warranties, expressed or implied, as to the accuracy of the information. All information references to, but not limited to, acreage square footage, age and other measurements are approximations based on reliable sources. All interested parties to purchase, or to lease, should conduct an independent, thorough, investigation of the property, and verify all information. Any reliance to the information contained within this marketing material is solely at your own risk, and the interested party bears all risk for any inaccuracies. The property owner reserves the right, at its sole discretion, to reject any offer or expressions of interest, and/or to terminate, or withdraw status of availability, at any time, without notice.