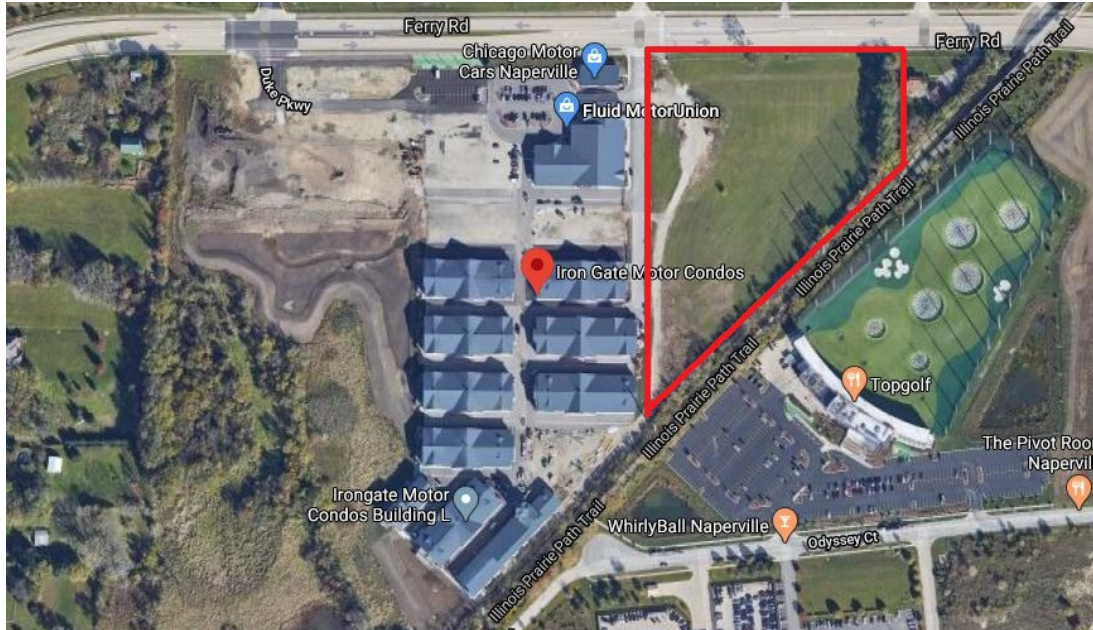




BUILDING BUSINESS INVESTMENTS SINCE 1995

SITE READY FOR GROUNDBREAKING
HIGH POINT OF NAPERVILLE - On Ferry Road at I-88 and Rt. 59



FERGUSON FARM – 7.16 acres - Next to Iron Gate Motor Condos and Top Golf

Address:	30W225 Ferry Rd.	Land Size:	7.16 Acres
City:	Naperville	Zoning:	Warrenville Planning District with PUD Zoning
County:	DuPage	Possession:	Immediate
PIN:	07-04-203-008 07-04-203-009	Taxes:	\$200.22 2023
Frontage:	550 LF	Sales Price:	\$3,200,000

Benefits:

- Warrenville Planning District
- Zoned PUD
- 550 LF of Ferry Road frontage
- Expedited permitting available
- LEED compatible
- Low commute times and easy access
- Site ready for construction
- Desirable demographics

Site civil engineering drawings in place for permitting and there are financial incentives available for certain business types.

Contact Becky@BurgessCommercial.com

630-585-0021