

For Sale

# Industrial/Flex Condo For Sale

700 N Peace Rd, Units A & D , Dekalb, IL 60115



## Property Highlights

- Close proximity to DeKalb Taylor Municipal Airport, I-88, IL Route 38 and Northern Illinois University
- Hard-to-find small flex condo
- Main floor is 7,140 SF and includes six private offices, break room with kitchenette, reception area, two restrooms, large area for workstations, two preparation/storage areas and a large warehouse/shop space
- Second floor is 2,575 SF and includes two private offices, a display area, preparation area, storage area and large area for workstations
- 1 DID (10'x14')
- Ceiling Height: 14'-16'
- Ample Parking
- Low DeKalb County Taxes

## Location Description

Located at the NEC of N Peach Rd and Pleasant St about 2.5 miles north of I-88

## Offering Summary

Sale Price:	\$699,000
Building Size:	9,715 SF
Lot Size:	7,200 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,948	16,497	22,981
Total Population	4,725	42,909	59,026
Average HH Income	\$76,078	\$76,650	\$78,597

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