

 Industrial/Flex Units For Lease

# 2,500 SF UNIT AVAILABLE

769 N Heartland Dr, Sugar Grove, IL 60554



**SIZE:**

30,000 sf 7-Unit Building

**ADDRESS:**

769 N Heartland Dr Sugar Grove, IL 60554

**ZONING:**

Lt. Industrial

**SUMMARY:**

2,500 sf Unit For Lease; Unit F - minimal office, 2 washrooms & 12' x 14' Drive-in-Door!

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# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Total Building Size:	30,000 SF
Available SF:	2,500 SF Unit
Lot Size:	97,553 SF
Year Built:	2003
Zoning:	Lt. Industrial

## PROPERTY OVERVIEW

**Last Unit Available!! Unit F - 2,500 sf and 12' x 14' Drive-in-Door!**

## PROPERTY HIGHLIGHTS

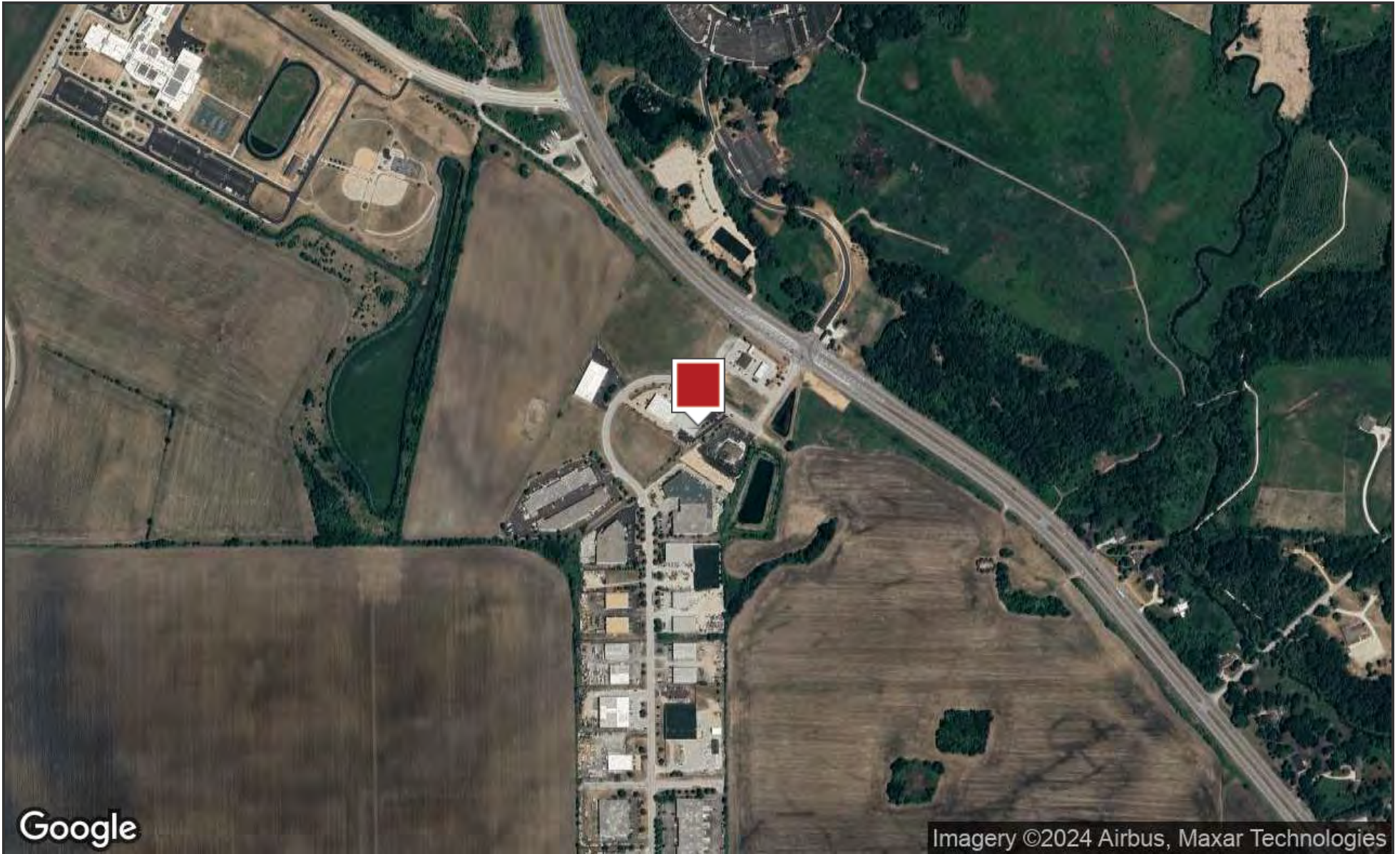
- 2500 SF Unit For Lease
- Unit F: 15% Office
- 12' x 14' Drive-in-Door Each Unit
- 200 Amp Service
- 1 Mile to I-88
- Immediate Possession!

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# Aerial Map

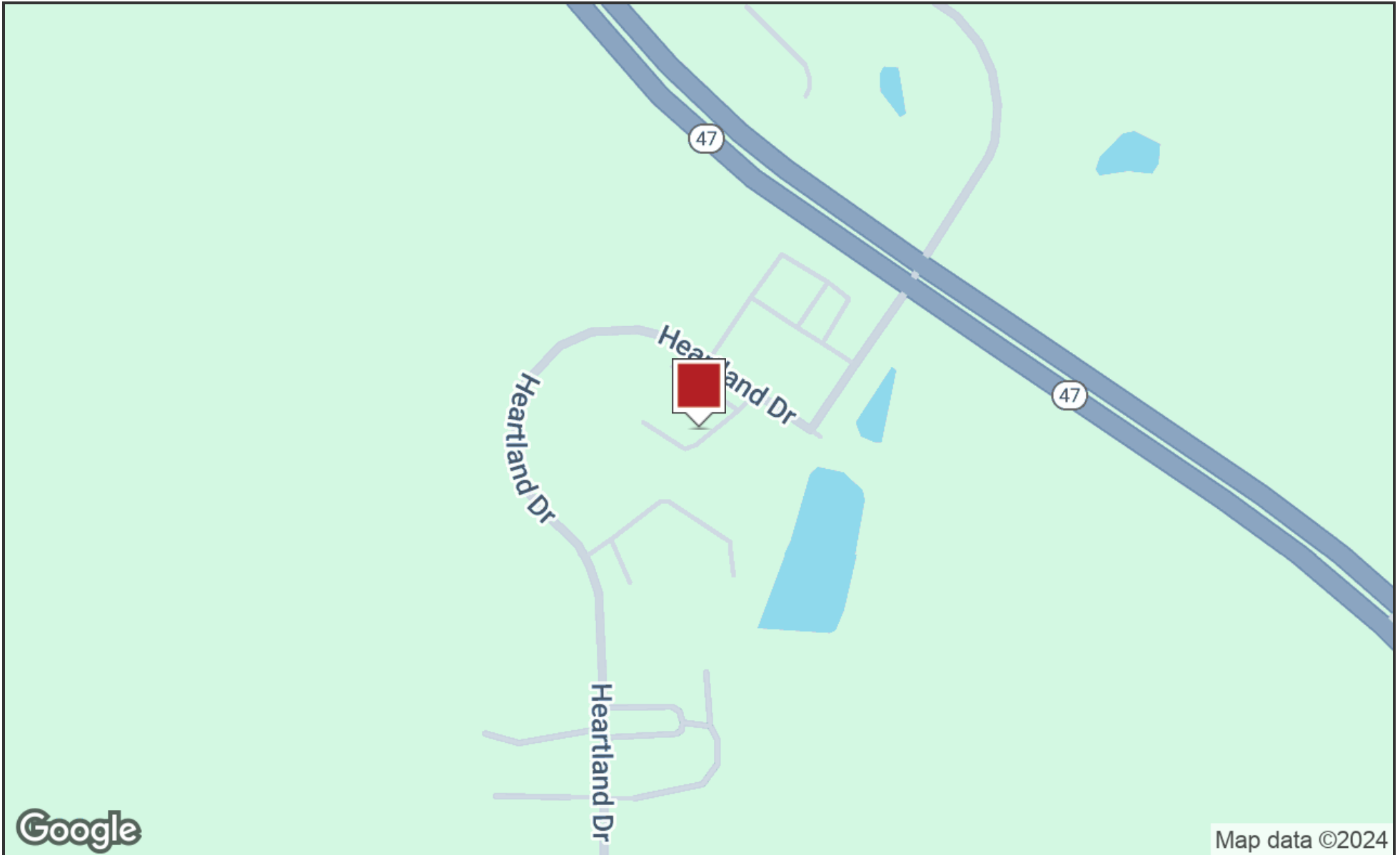


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# Location Map

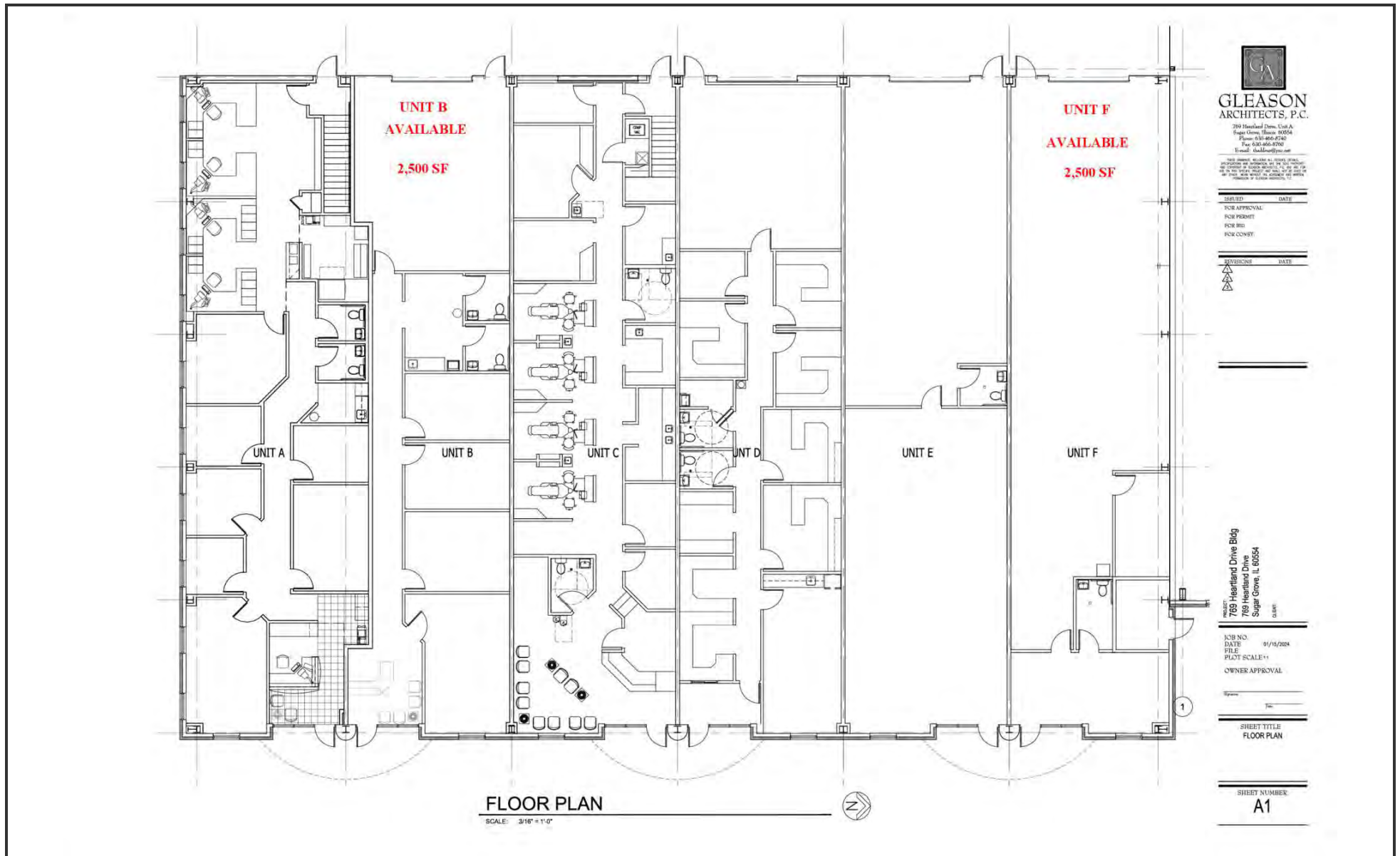


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# Floor Plans



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## Additional Photos



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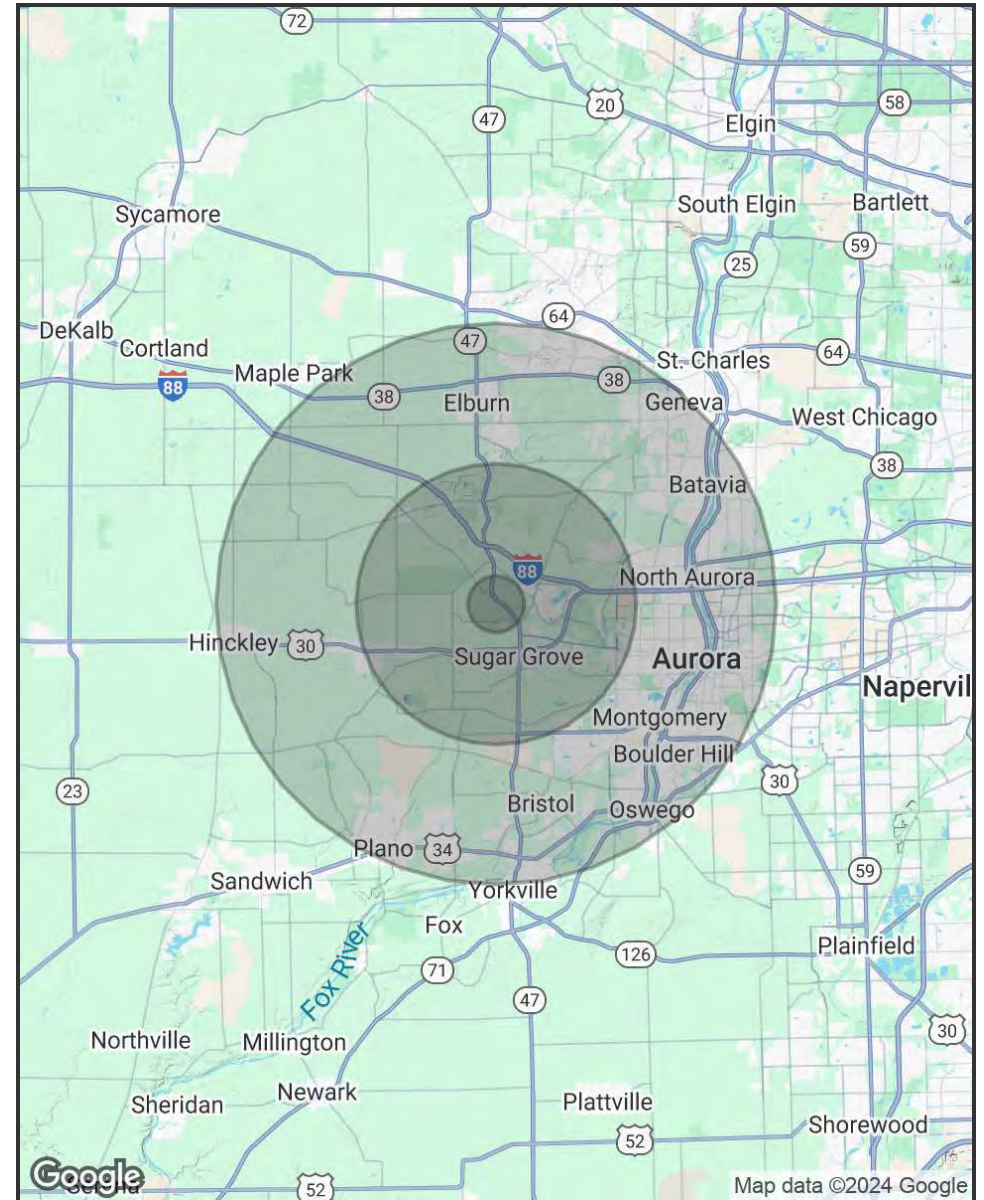
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# Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	704	30,340	310,878
<b>Average Age</b>	42.8	41.3	36.5
<b>Average Age (Male)</b>	50.7	40.4	35.7
<b>Average Age (Female)</b>	38.7	43.2	37.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	274	11,043	108,182
<b># of Persons per HH</b>	2.6	2.7	2.9
<b>Average HH Income</b>	\$152,465	\$122,513	\$99,620
<b>Average House Value</b>	\$342,259	\$269,394	\$231,784

2020 American Community Survey (ACS)



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