

# 303 AMENDODGE DRIVE

# **CAPITAL COMMERCIAL**

# SHOREWOOD, ILLINOIS

**Jeff Shilkaitis**  
**Principal Broker**  
Direct: (630) 774-9111



# **SALE** FULLY LEASED 2 UNIT INDUSTRIAL ASSET 4 OVERHEAD DOORS - STORAGE - DOCK

## Property Summary

**Building Size:** 7,200 sqft

**Sale Price:** \$1,200,000 (\$166.70/sqft)

**Expenses:** \$3.10/ PSF (Tax and CAM)

- **Fully Leased**
- **Excellent Location**
- **Low Will County Taxes**
- **Stable Expenses**
- **14' Overhead Doors**
- **Exterior Docks**
- **Blocks from I55**
- **Outdoor Storage**

## FOR SALE INFORMATION:

**Jeff Shilkaitis | Principal Broker** **Matthew R. Rasche, Sr | Broker**  
Direct (630) 774-9111 Direct (630) 244-8589  
[Jeff@CapitalCommercialRE.com](mailto:Jeff@CapitalCommercialRE.com) [Matthew@CapitalCommercialRE.com](mailto:Matthew@CapitalCommercialRE.com)

# REAL ESTATE BROKERAGE

**Capital Commercial Real Estate Brokerage,  
114 N Washington - Suite 6, Naperville, IL**

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## SITE PLAN

LEGAL DESCRIPTION

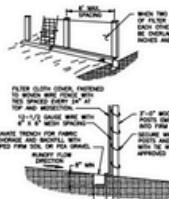
LOT 9 IN AMENDOGE INDUSTRIAL PARK, A RE-SUBDIVISION OF PART OF SCHOOL TRUSTEES SUBDIVISION, A SUBDIVISION OF PART OF SECTION 16, TOWNSHIP 35 NORTH, RANGE EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1977 AS DOCUMENT NO. R77-18311, IN WILL COUNTY, ILLINOIS.

LOCAL MAILING ADDRESS:  
733 RIVER BLUFF DR.  
SHOREWOOD, ILLINOIS

GENERAL NOTE

1. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE WITH "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN UNTIED" LATEST EDITION, AND "STANDARD SPECIFICATIONS FOR SEWER CONSTRUCTION" UNTIED DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
2. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL OF THE VILLAGE.
3. UNLESS NOTED OTHERWISE, ANY UNDERGROUND SEWER OR DRAIN TUBE SHALL REMAIN IN OPERATION, AND IF CHANGED, SHALL BE REPAIRED TO EXISTING OR PREVIOUS CONDITIONS, AND THE VILLAGE SHALL BE NOTIFIED AS SOON AS POSSIBLE BEFORE TRENCH IS BURNTLED.
4. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE VILLAGE IN WRITING OF ANY CHANGES IN THE EXISTING CONDITIONS, THE PLANS AND EXISTING CONDITIONS PRIOR TO PROVIDING WITH ANY STATE APPROVED CONSTRUCTION IMPROVEMENTS.
5. PROVIDE SEWER MAIN AND EXISTING DRAINAGE PATTERNS, SWALES, AND OVERLAND FLOW ROUTES.
6. A MINIMUM OF 4" OF TYPICAL IS REQUIRED ON EACH LOT IN DISTREAS WHERE TO BE REQUIRED.
7. DRENAGE SLOPES NOT TO EXCEED 10%. GRADE SLOPES SHALL NOT EXCEED 10% TO 1.

UNDERGROUND UTILITIES ARE LOCATED BY USING PHYSICAL EVIDENCE AND UTILITY COMPANY MAPS AND THEREFORE THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.



**NOTES FOR SILT FENCE**

#### EROSION CONTROL - NOTE

R E V I S I O N S			D O C U M E N T I D N. S.			D O C U M E N T A T I O N			N O T T O S C A L E		
REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
PROJECT No.: 20200101-00	3/14/2019	Ruettiger, Tonelli & Associates, Inc.	PROJECT TITLE:	HERZMAT REALTY LLC	DRAWING TITLE:	DRAWING No.:					
3474-1-0000		Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants	303 AMENDODGE DRIVE	SITE PLAN	320-0157-C1						
FIELD BOOK #:	P-0001	129 CAPISTA DRIVE • SHOREWOOD, ILLINOIS 60404	SHOREWOOD, IL 60404	SCALE:							
DRYWALL BY BOX		PHONE: 708/744-0100 • FAX: 708/744-0101	(LOT 9, AMENDODGE INDUSTRIAL PARK)	1" = 20'							
		website: <a href="http://www.rtaillinois.com">www.rtaillinois.com</a>		ENGINEERING DEPARTMENT							
				SHEET 2 OF 2							

## LEGAL DESCRIPTION

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### Aerial Map

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