

# 90 Templeton Drive

Oswego, IL 60543

WAREHOUSE/DISTRIBUTION FOR SALE



john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



### OFFERING SUMMARY

|                      |                                     |
|----------------------|-------------------------------------|
| Sale Price:          | \$1,550,000                         |
| Lot Size:            | 1.19 Acres                          |
| Clear Height:        | 16 ft                               |
| Power:               | 3 Phase                             |
| Year Built:          | 2007                                |
| Total Building Size: | 10,360± sf                          |
| Warehouse Size:      | 7,860± sf                           |
| Office Size:         | 2,500± sf                           |
| Zoning:              | M-1, Limited Manufacturing District |
| Taxes:               | \$17,579                            |

### PROPERTY OVERVIEW

10,360± sf stand-alone industrial building on 1.19± acres with a well-maintained exterior and updated office areas. Approximately 2,500± sf office includes a reception area, two restrooms, six private offices and a kitchenette. The 7,860± sf warehouse features open bay space, one restroom, four drive-in doors, and 16' clear height. Per Village Ordinance, outdoor storage permitted. The building will be vacant at the time of sale. New roof completed November 2025.

### PROPERTY HIGHLIGHTS

- Well-maintained exterior
- Updated office area with six private offices
- Outdoor storage permitted
- DIDs - Three 14' and One 12'
- New roof completed 2025

#### Jon Waldron

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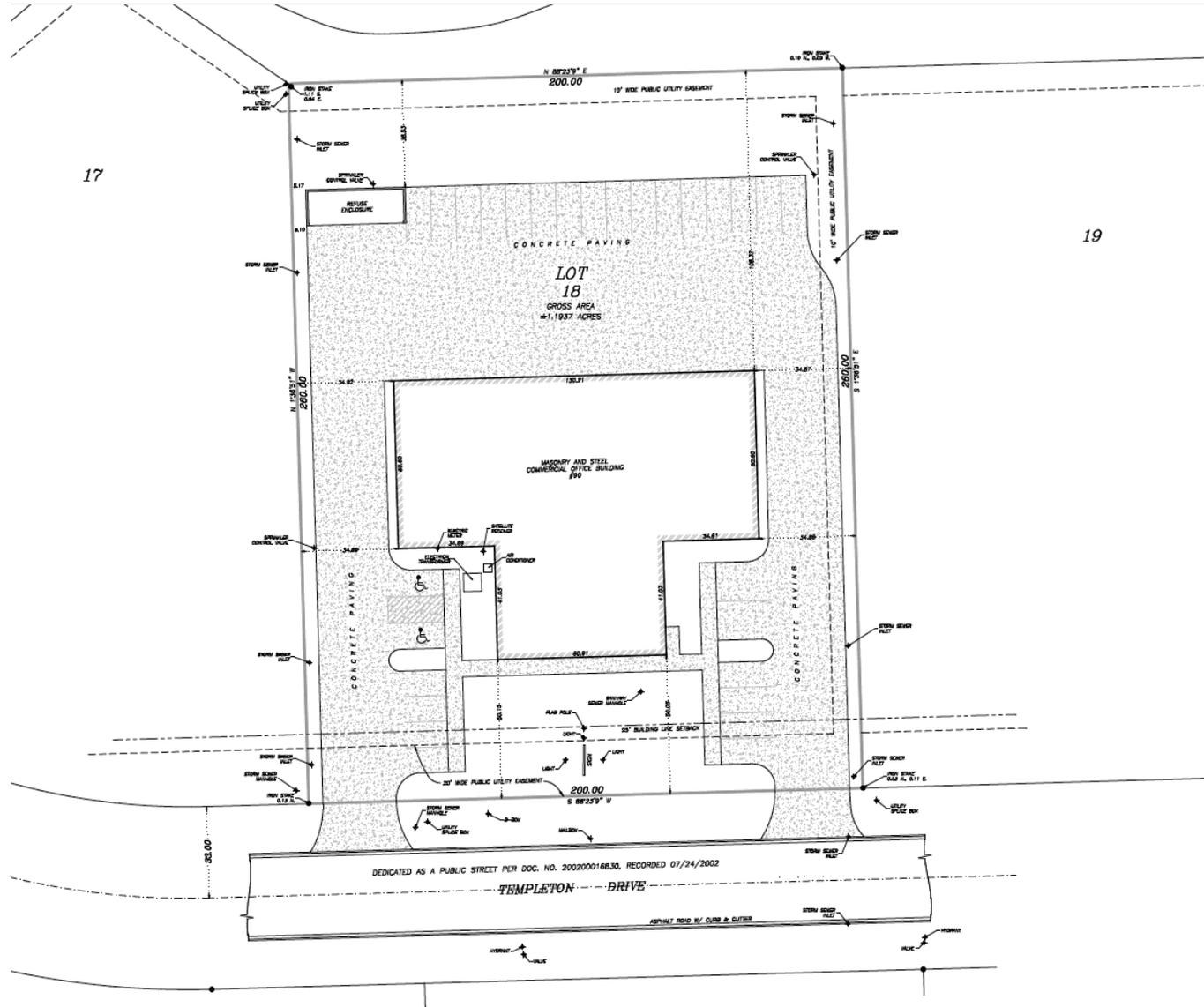


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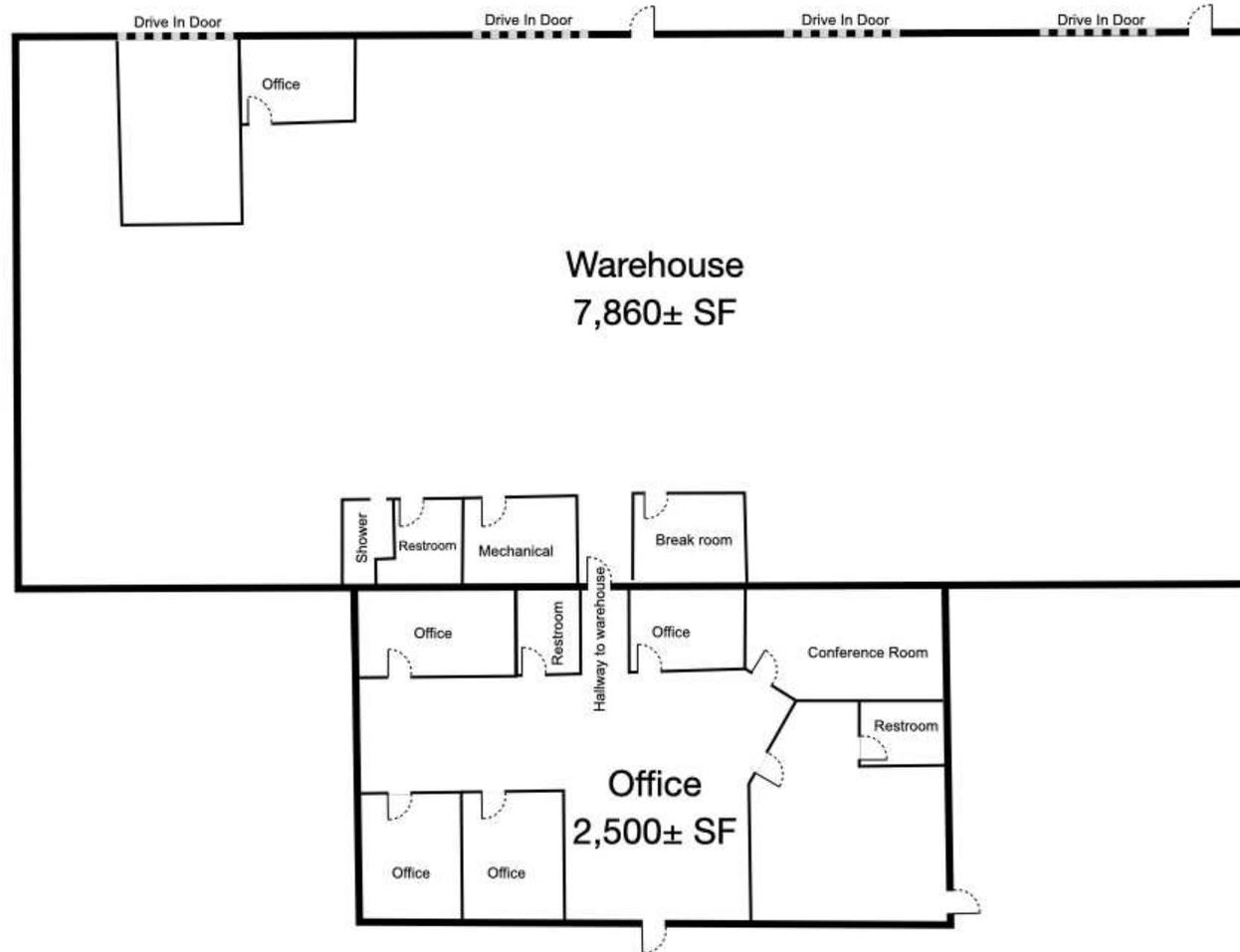
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Note: Floorplan is approximate. Not to scale.

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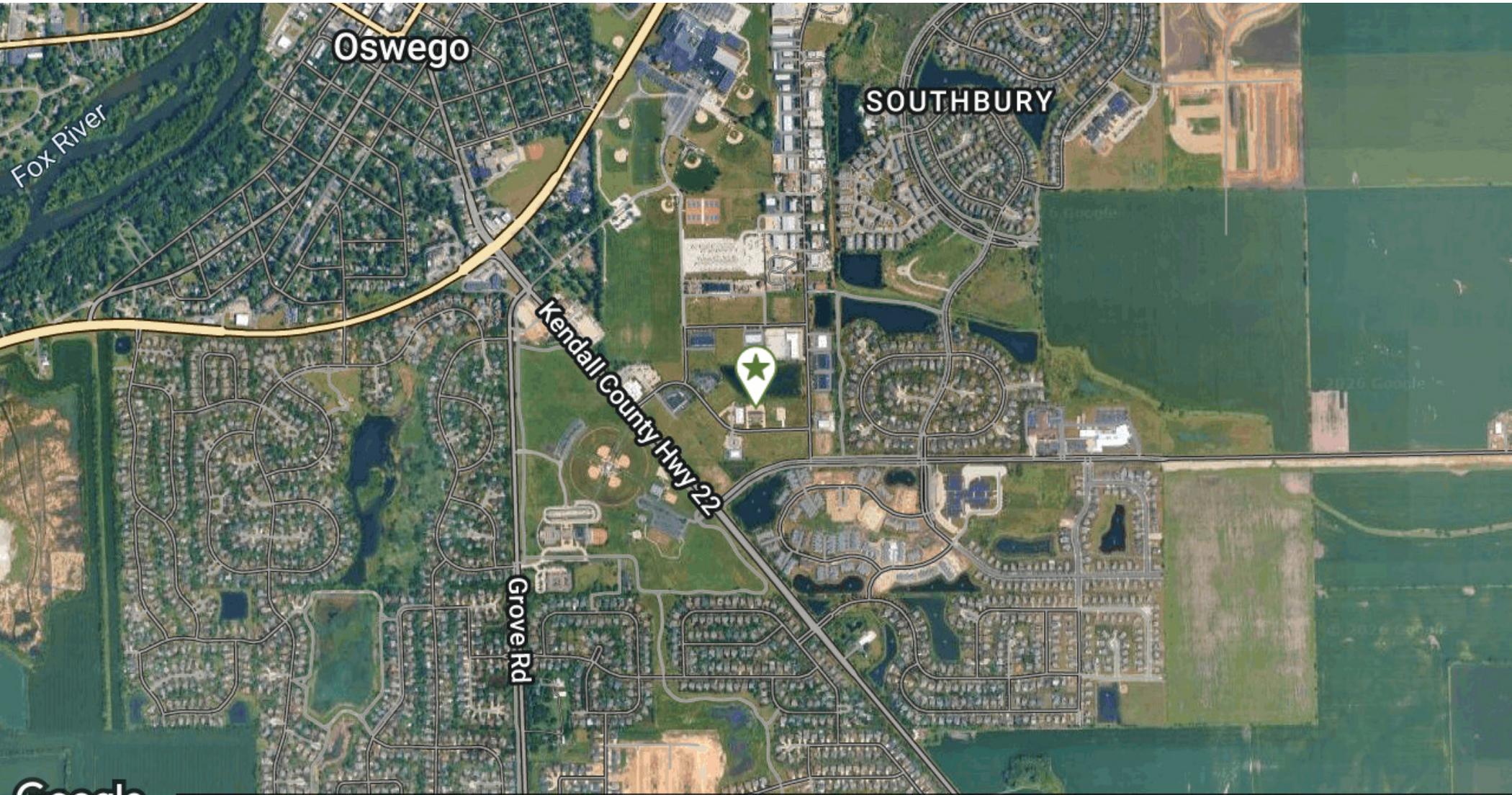
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