



5,000 SF

# INDUSTRIAL BUILDING FOR LEASE

- ✓ Two-Story Office
- ✓ Secure Fenced Lot
- ✓ Multiple Overhead Doors
- ✓ Newly Paved Parking Lot

**FOX INDUSTRIAL PARK**

1215 Deer Street, Yorkville, IL 60560





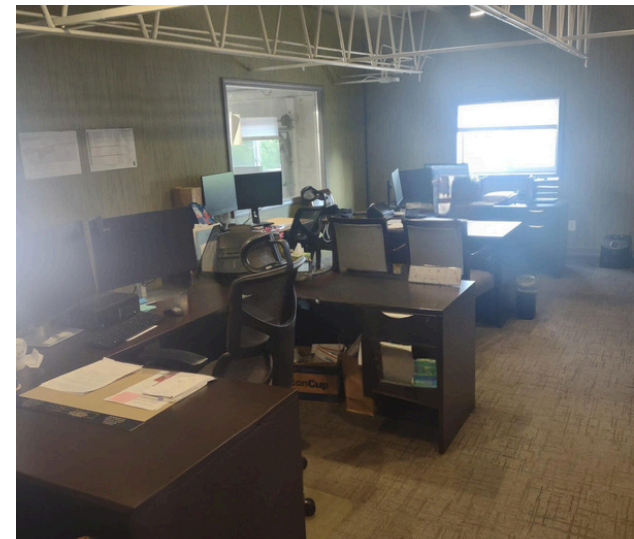
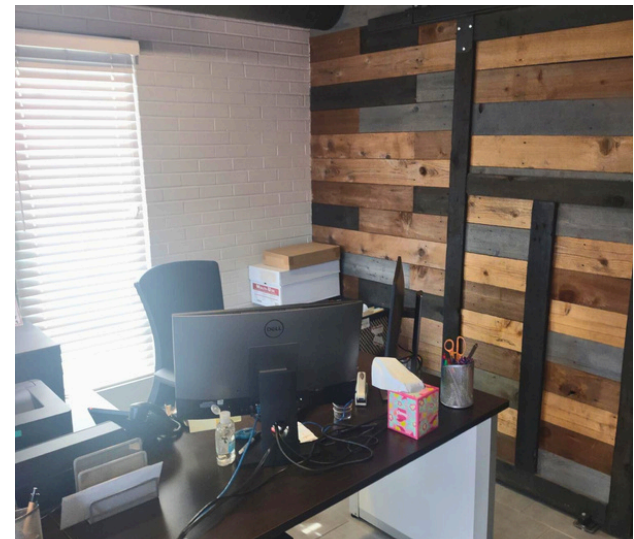


# PROPERTY OVERVIEW

Discover a prime industrial opportunity located in the heart of Fox Industrial Park. This 5,000 square foot, single-story industrial building offers ample space for your business needs and features modern office updates.

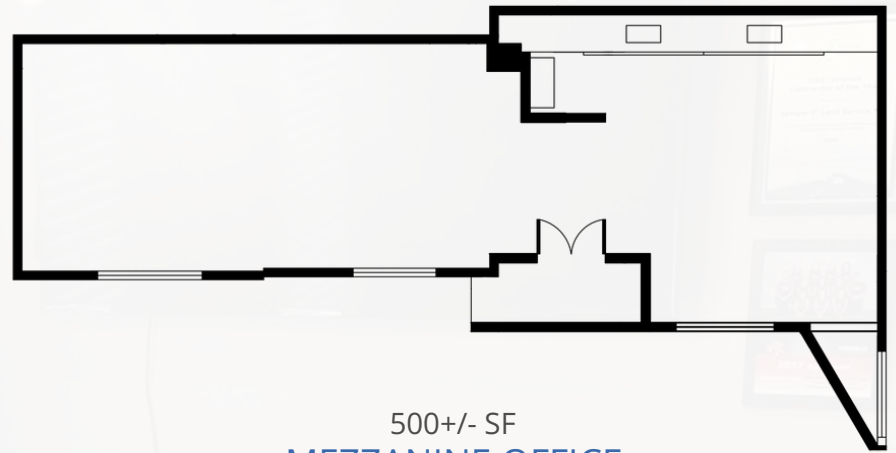
SIZE:	5,000 SF Main Floor Office: 600+/- SF Mezzanine Office: 500+/- SF Warehouse: 4,400+/- SF
YEAR BUILT:	1979
LOT SIZE:	1.1 ACRES
PRIVATE OFFICES:	1
CONFERENCE ROOMS:	1
KITCHEN/BREAKROOM:	1
PRIVATE RESTROOMS:	2
DRIVE IN DOORS:	5 - 12' X 14'
CLEAR HEIGHT:	16'
POWER:	440 amps/120-240v/3 ph
ZONING:	Light Manufacturing (M-1)
PARKING:	20 car spaces 12 truck spaces

Information contained herein is subject to verification, modification and withdrawal without notice.

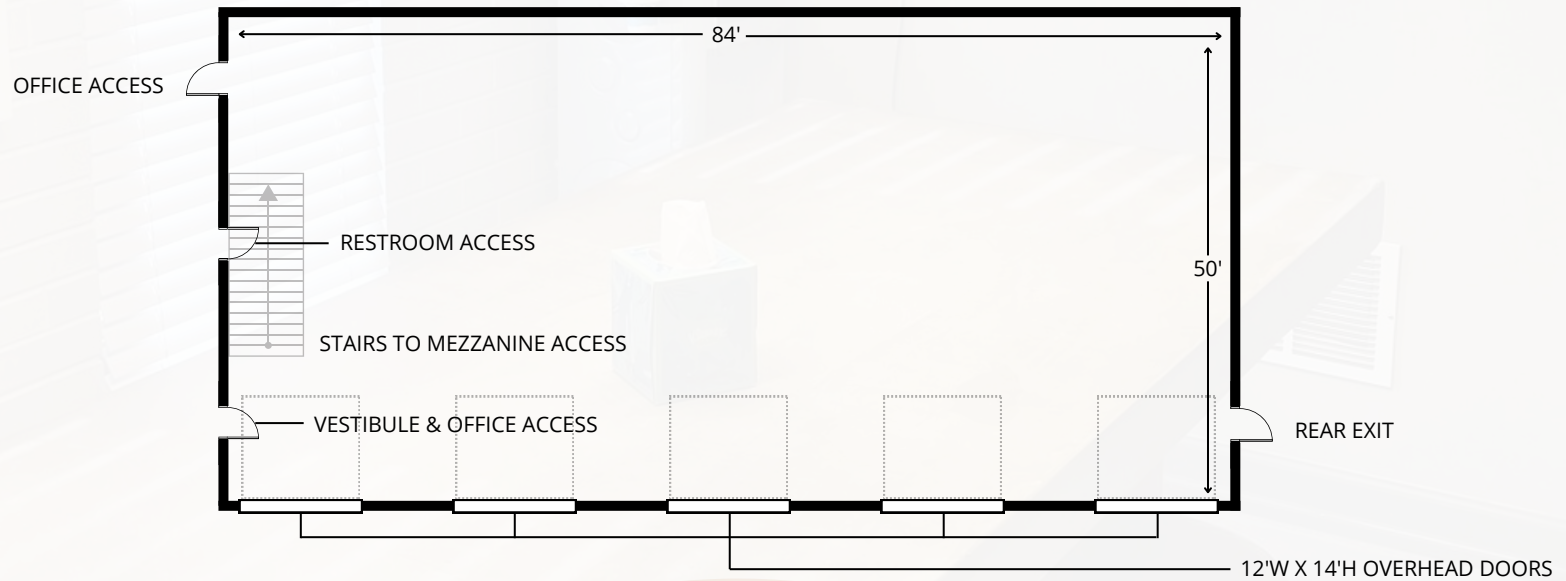




600+/- SF  
MAIN FLOOR OFFICE

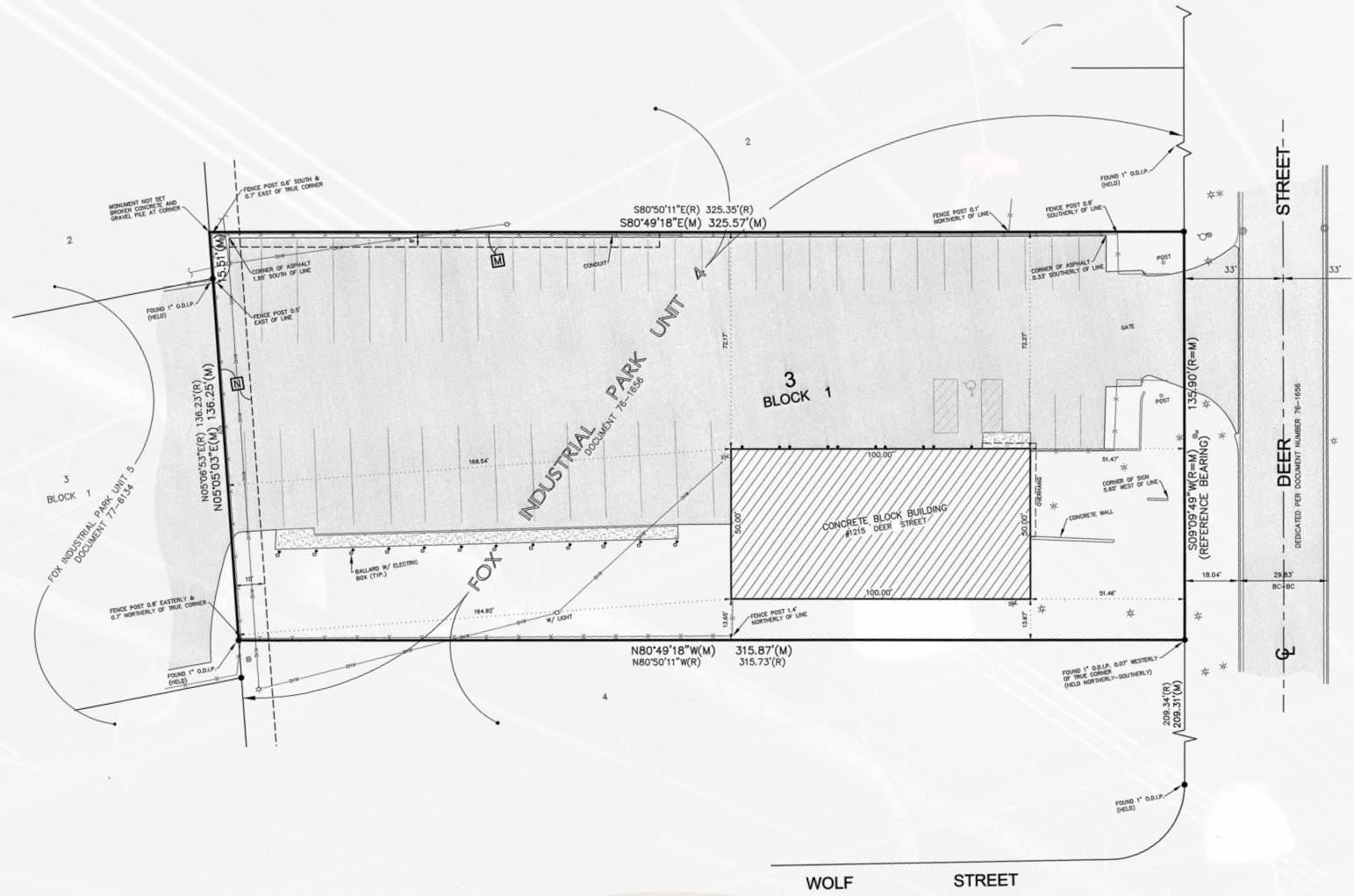


500+/- SF  
MEZZANINE OFFICE



4,400+/- SF  
WAREHOUSE





1215 Deer Street, Yorkville, IL 60560  
**SURVEY**



# LOCATION

1215 Deer Street is located in the heart of Yorkville, IL, approximately 60 miles west of Chicago and easily accessible from all directions.

The intersections of Routes 34, 47, 71 and 126, plus access to I-88 to the north, has made Yorkville an excellent location for businesses.

In addition, there is potential availability of a portion of the adjacent lot to the west of the premises for lease.





# RENTAL RATE /SF

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LEASE TYPE: Net

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BASE RATE: \$12.00

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REAL ESTATE TAXES: \$2.82  
2023 PAYABLE 2024

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OPERATING EXPENSES: \$2.86  
2024 EST.

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GROSS RATE: \$17.68\*

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FURNITURE, FIXTURES, & EQUIPMENT: Negotiable

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\*Tenant pays electric, gas, and janitorial.

## CONTACT

### NICK WEIS

Managing Broker  
nweis@suburbanrealestate.com  
630-487-2120

### INGER BRITT

Broker  
inger@suburbanrealestate.com  
630-430-6583

