

# 424 Fort Hill Drive

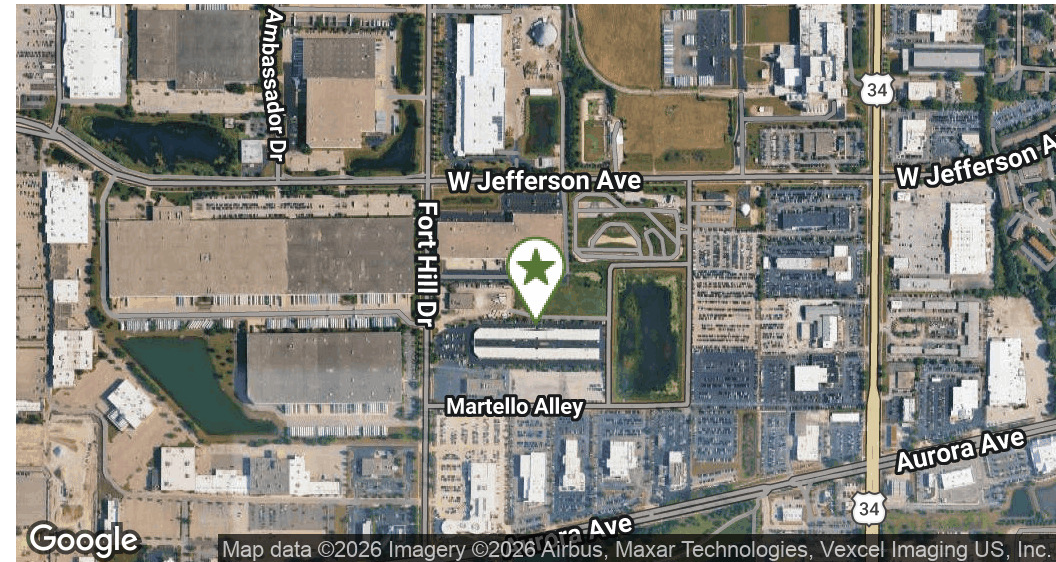
Naperville, IL 60540

INDUSTRIAL CONDOS FOR SALE



john  
greene  
COMMERCIAL

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



### OFFERING SUMMARY

Sale Price:	\$975,000
Lot Size:	6.26 Acres
Total Building Size:	71,048 SF
Unit SF:	Unit 123: 2,726± SF Unit 124: 2,224± SF 4,950± SF Total
Taxes:	\$13,486 (Both units)
Monthly Association Dues:	\$785 (Both units)
Zoning:	B-3, City of Naperville

### PROPERTY OVERVIEW

Two industrial condo units totaling 4,950 SF are available for sale together. Unit 123 consists of 2,726 SF and includes one bathroom and one drive-in door. Unit 124 contains 2,224 SF with one drive-in door, a small warehouse area, two private offices, a bullpen area, and two restrooms, including one in the warehouse and one in the office area.

### PROPERTY HIGHLIGHTS

- Great location in Naperville close to highway
- 2 overhead doors
- Common depressed dock
- 10 dedicated car stalls(5 per unit) plus additional common car parking
- Potential to occupy one unit and lease remaining unit

#### Jon Waldron

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The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



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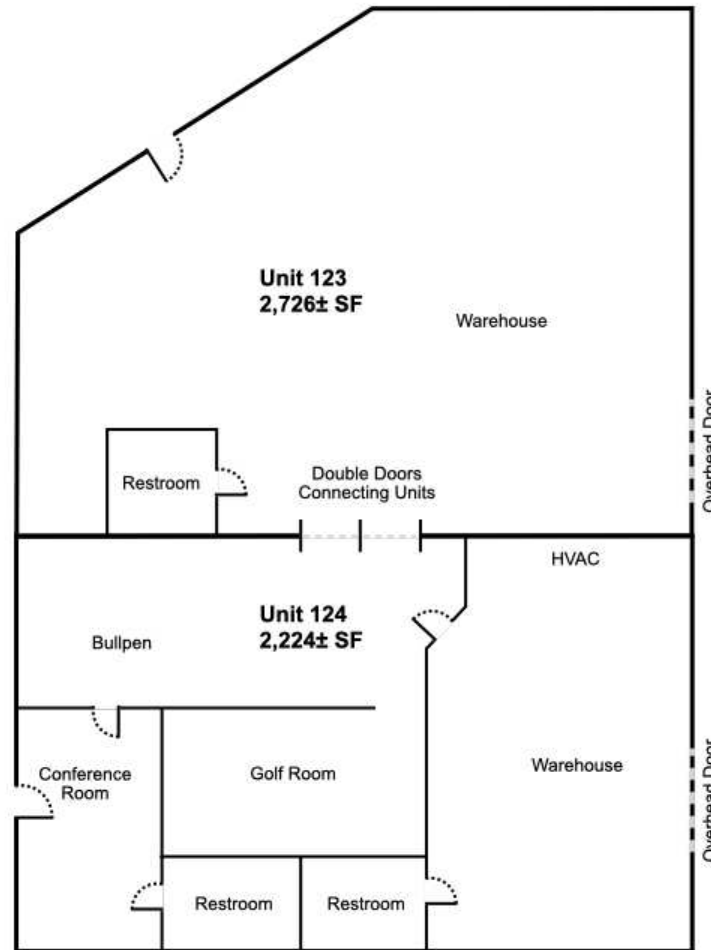


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NOT TO SCALE

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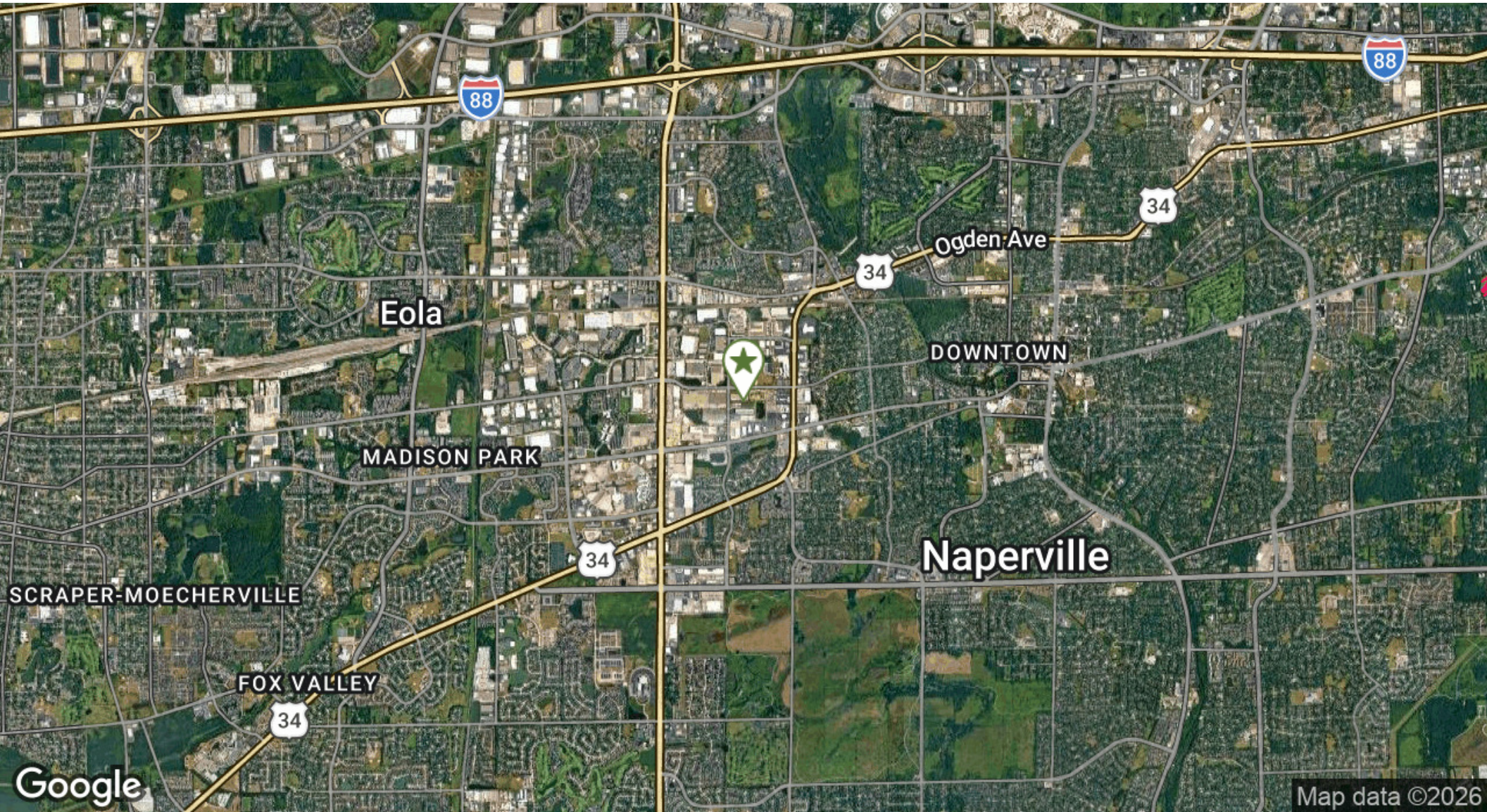
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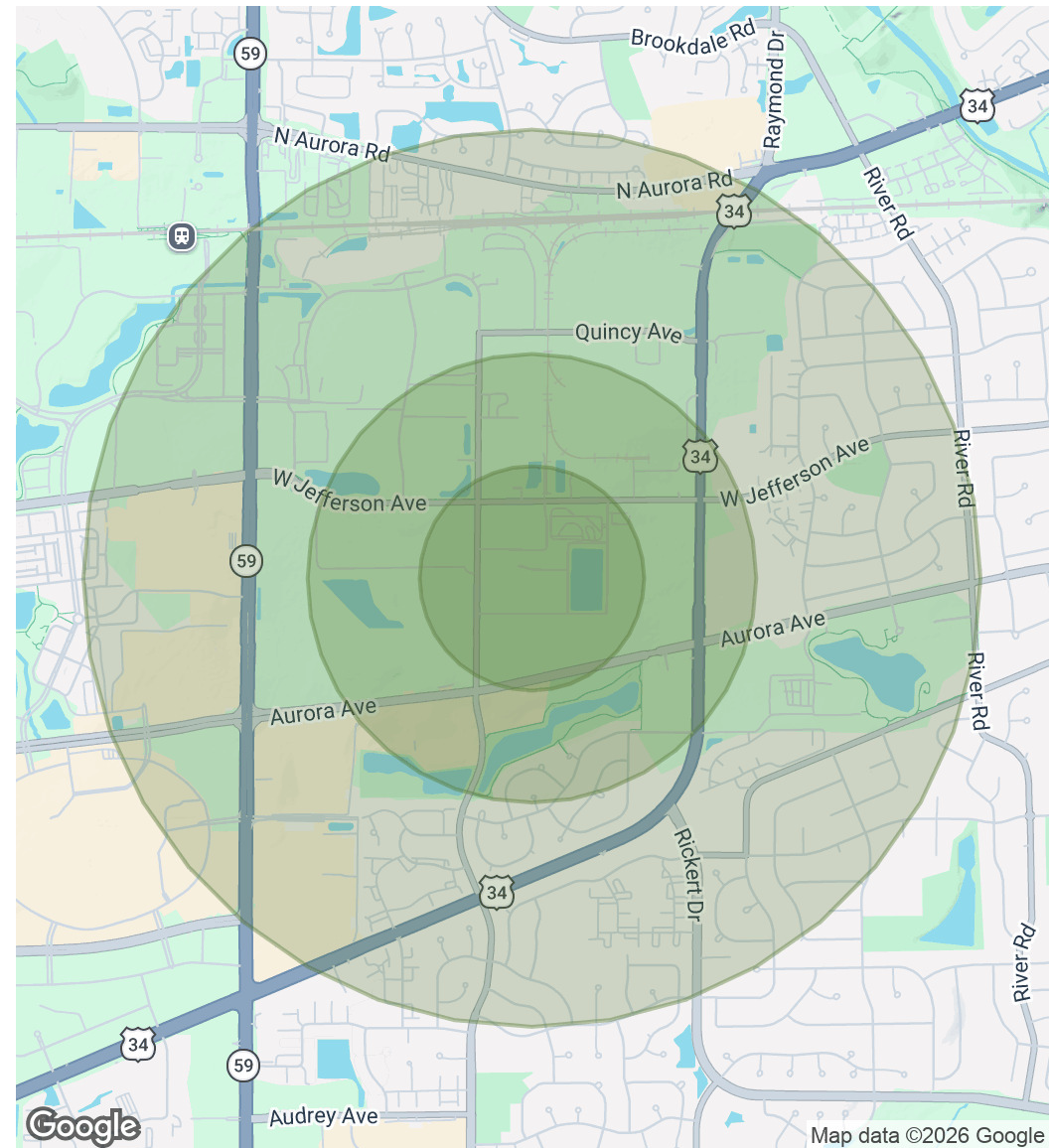
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	226	1,065	8,967
Average Age	40.5	39.3	35.8
Average Age (Male)	32.7	32.7	34.9
Average Age (Female)	43.3	42.1	35.7

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	90	429	3,596
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$137,080	\$134,184	\$145,602
Average House Value	\$372,696	\$385,035	\$418,079

2023 American Community Survey (ACS)



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