

1710 AFTON RD

Sycamore, IL

WAREHOUSE FOR LEASE OR SALE

MATT GARLAND
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ANDREW MALETICH, SIOR
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Details

Total Building:	20,696 SF
Office Space:	1,295 SF
Mezzanine:	725 SF <i>(Not included in total SF)</i>
FAR:	0.48
Loading:	1 Interior Dock with Leveler 1 DID (14' x 14')
Ceiling Height:	21' Clear
Power:	400 Amps, 600V / 277-347V, 3-Phase
Parking:	1.01 : 1,000 SF <i>(21 Surface Stalls)</i>
Year Built:	2006
Parcel:	09-06-427-006

Pricing

Taxes:	\$1.56 PSF
Insurance:	\$0.21 PSF
Lease Rate:	Subject to Offer
Sale Price:	Subject to Offer



10 Minutes to Full I-88 Interchange



Sprinklered



LED Lighting in Warehouse



Clerestory Windows in Warehouse



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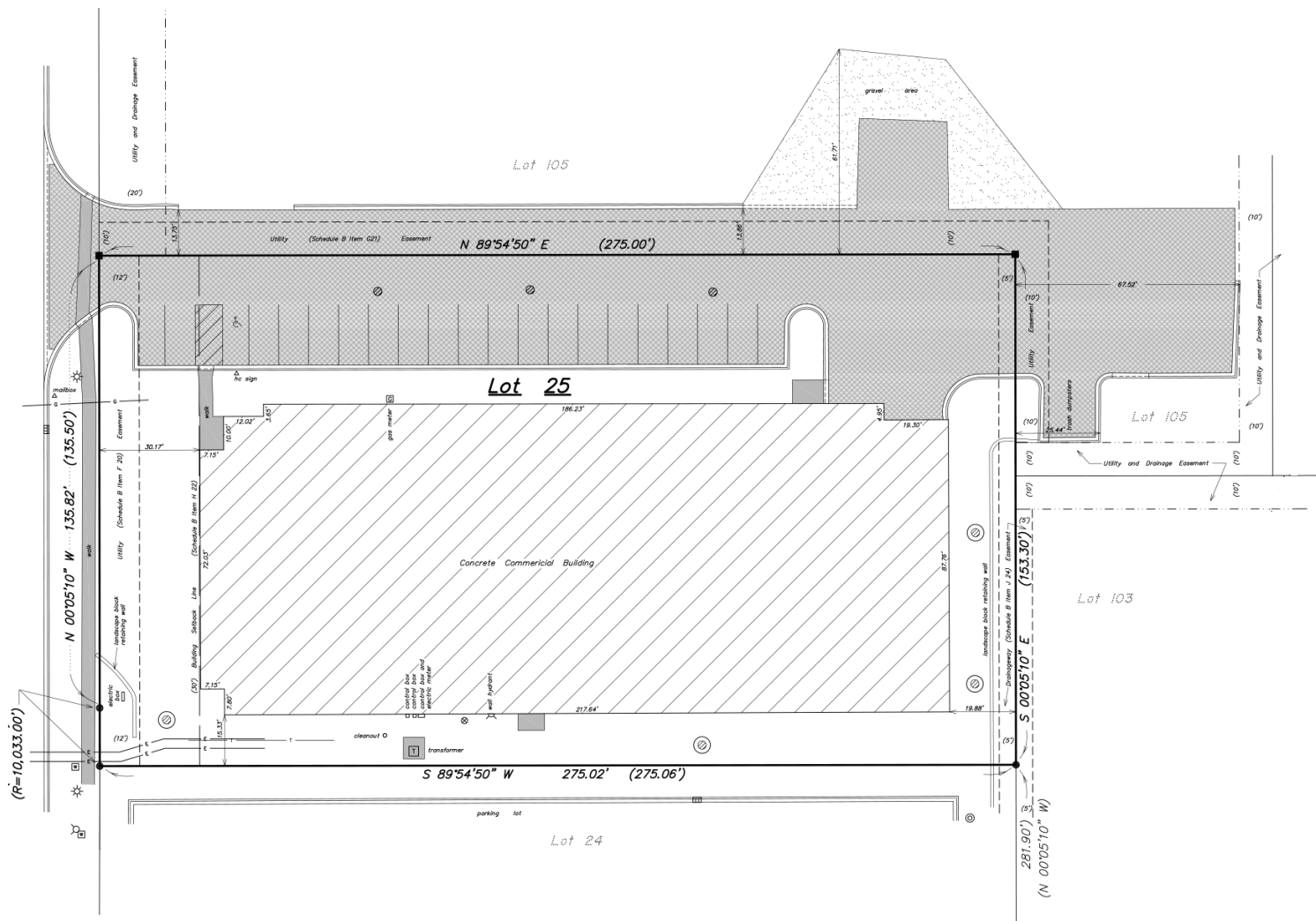
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Site Survey



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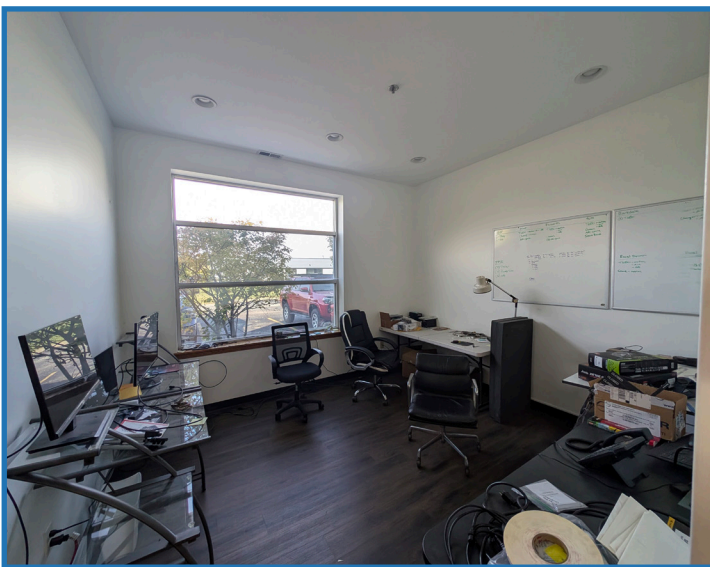
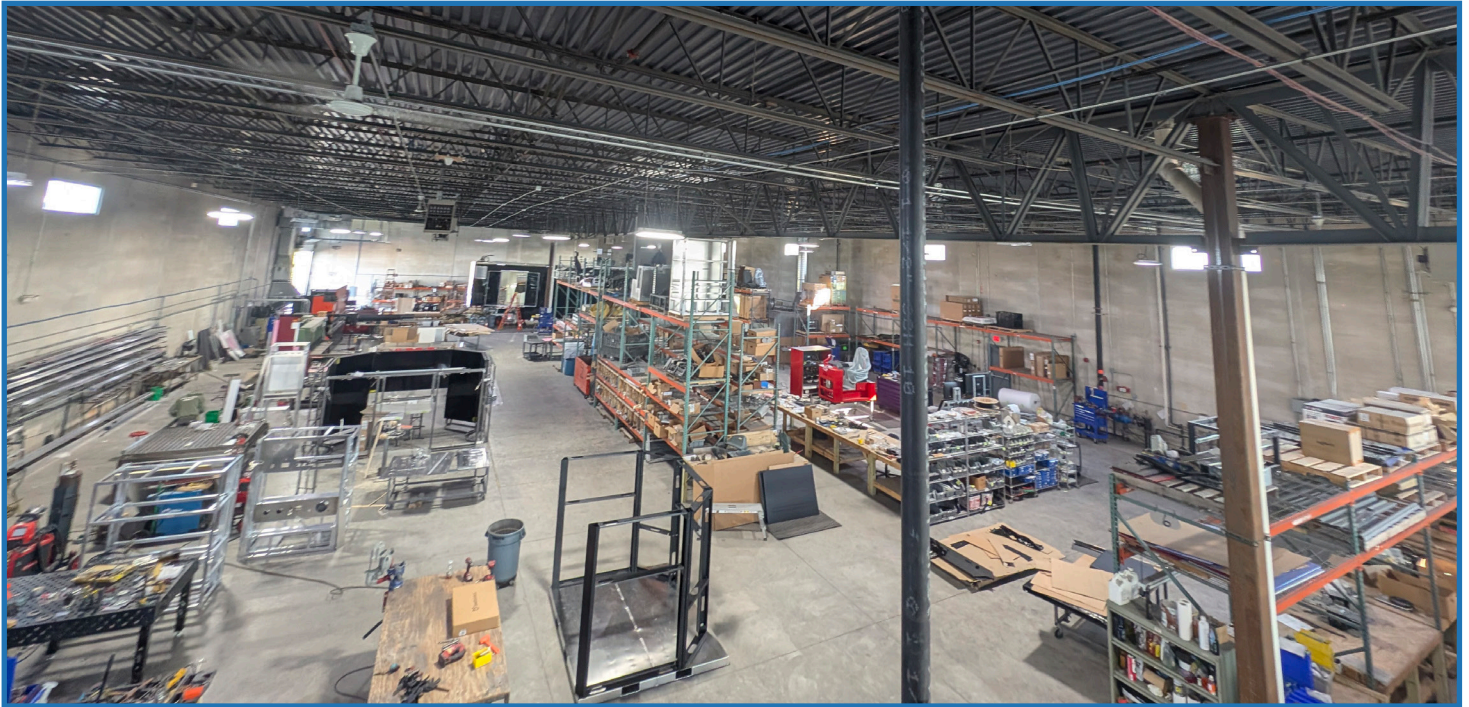
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Photos



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Location Map

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Located within Sycamore
Prairie Business Park



10 Minutes to I-88 Interchange
via Peace Rd