

**±10,450 SF
ON ±2.38 AC
FOR SALE
OR LEASE**

Redevelopment
Opportunity w/
a Variety of
Potential Uses

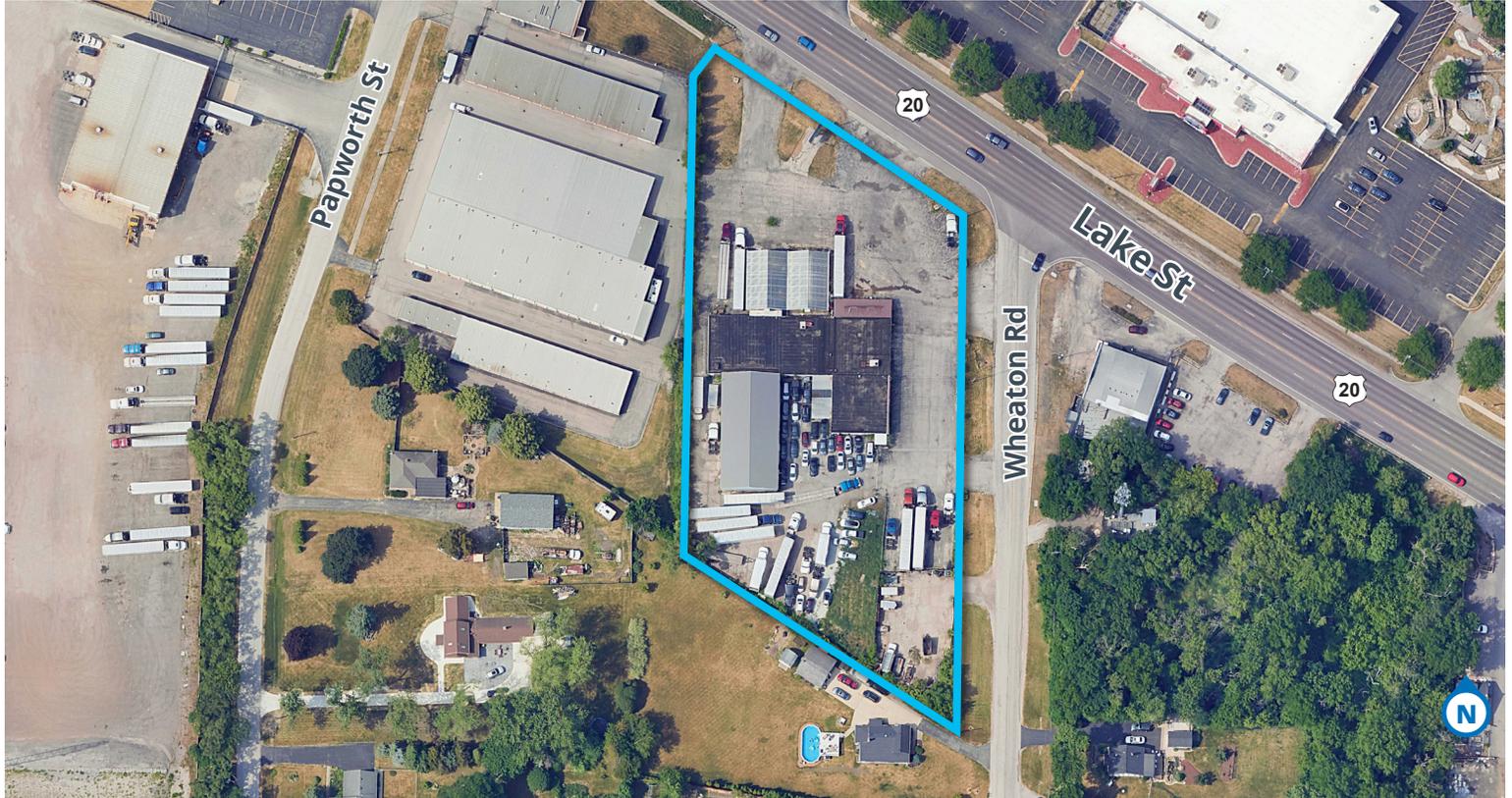
Hard-to-find
Land Site w/
Ample Outside
Storage/Parking

Unincorporated
DuPage County
(Eligible for
Annexation)

TRANSWESTERN
REAL ESTATE
SERVICES

25W017 LAKE STREET

Roselle, IL 60172



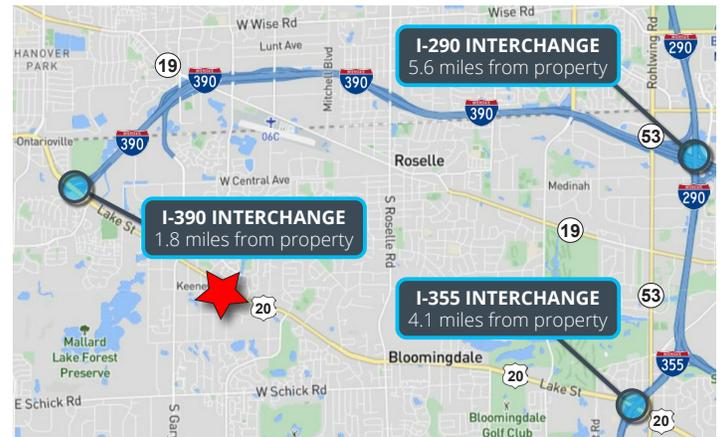
SPECIFICATIONS

- Building Size: ±10,450 SF
- Land Area: ±2.38 AC
- Construction: Steel

- RET: \$21,853.80 (2024)
- **Sale Price: \$2,400,000**
- **Lease Rate: \$7,000
Per Acre Per Month**

HIGHLIGHTS

- Redevelopment opportunity with a variety of potential uses
- Hard-to-find land site with ample outside storage/parking
- Unincorporated DuPage County
- Eligible for annexation into the Village of Roselle (water and sewer utilities available upon annexation)
- High traffic along Lake Street/Route 20 (23,800 VPD)
- Less than 2 miles from I-390 (Elgin-O'Hare Tollway)



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