



# Lease Brochure



**1600-1660 Pleasant St**

DEKALB, IL 60115



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

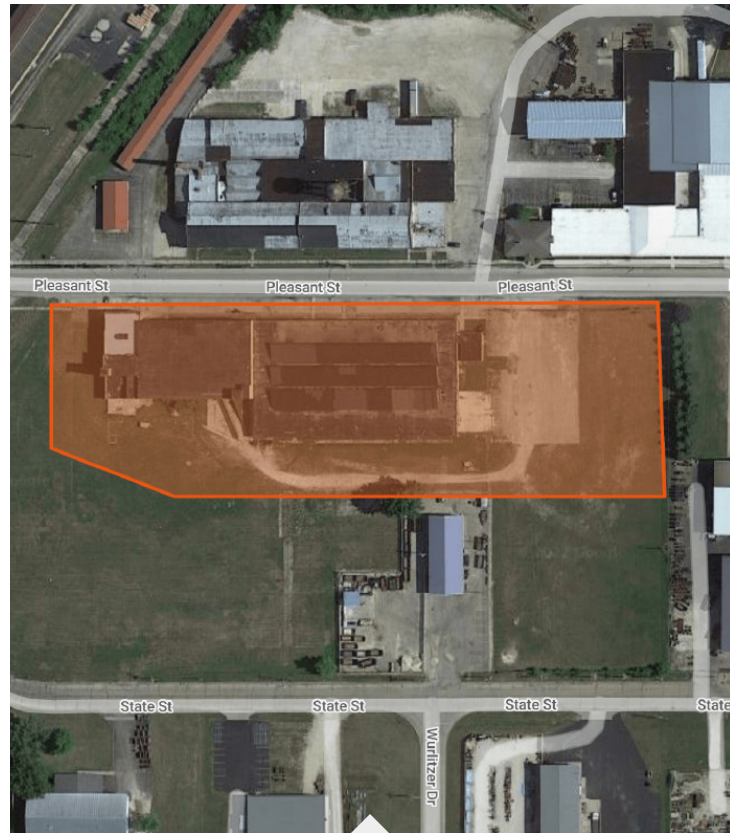
# FOR LEASE: 1600-1660 PLEASANT ST

<b>PROPERTY TYPE</b>	Industrial
<b>BUILDING SIZE</b>	91,000 SF
<b>LOT SIZE</b>	4 Acres
<b>YEAR BUILT</b>	1933
<b>YEAR LAST RENOVATED</b>	2025
<b>LOADING</b>	(3) docks, (6) drive-in doors, (1) freight elevator
<b>CEILING HEIGHT</b>	9' to 18' clear
<b>POWER</b>	Heavy
<b>OFFICE</b>	+/- 10%
<b>REAL ESTATE TAXES</b>	\$7,958 ('24 paid '25)
<b>LEASE RATE</b>	Subject to Offer

FOR LEASE: Unique, historic industrial property previously home to the Wurlitzer Piano factory. Excellent loading with multiple docks and drive doors. 4,000lb freight elevator recently serviced. Over an acre fenced for parking or outdoor storage.

Many recent improvements including LED lighting, sprinkler system upgrades, roof repairs, and more.

Well positioned near Peace Rd and Rt 38. Seconds to DeKalb Taylor Municipal Airport. 5 minutes to Northern Illinois University. 7 minutes to I88 at Peace Rd. 1 hour to O'Hare International Airport.



- Flexible unit sizes
- Many recent improvements
- Easy access to I88 via Peace Rd
- Fenced outdoor storage

# LEASE SPACES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN; Gross	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	4,900 - 91,000 SF	<b>LEASE RATE:</b>	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1640 Pleasant St - 3 Floors	Available	15,000 - 45,000 SF	NNN	Negotiable	Clean, affordable warehouse space. 3 stories with approximately 15,000sf per floor. Loading via common exterior dock, drive-in door, and freight elevator. Clear height approximately 9'. Men's and women's restrooms under renovation. Offices to suit.
1660 Pleasant St - East Yard	Available	1.29 Acres	Gross	Negotiable	Over an acre of fenced, gated outdoor storage. Approximately 1/3 of the site is crushed asphalt, with the remainder grass. Additional space around the building could bring total yard up to 3 acres.
1640 Pleasant St - 1st Floor West	Available	4,900 SF	NNN	Negotiable	Warehouse space with a drive-in door. Ceilings range from 9' to 18' clear. Possible access to common restrooms.
1600-1660 Pleasant St	Available	91,000 SF	NNN	Negotiable	Entire Building

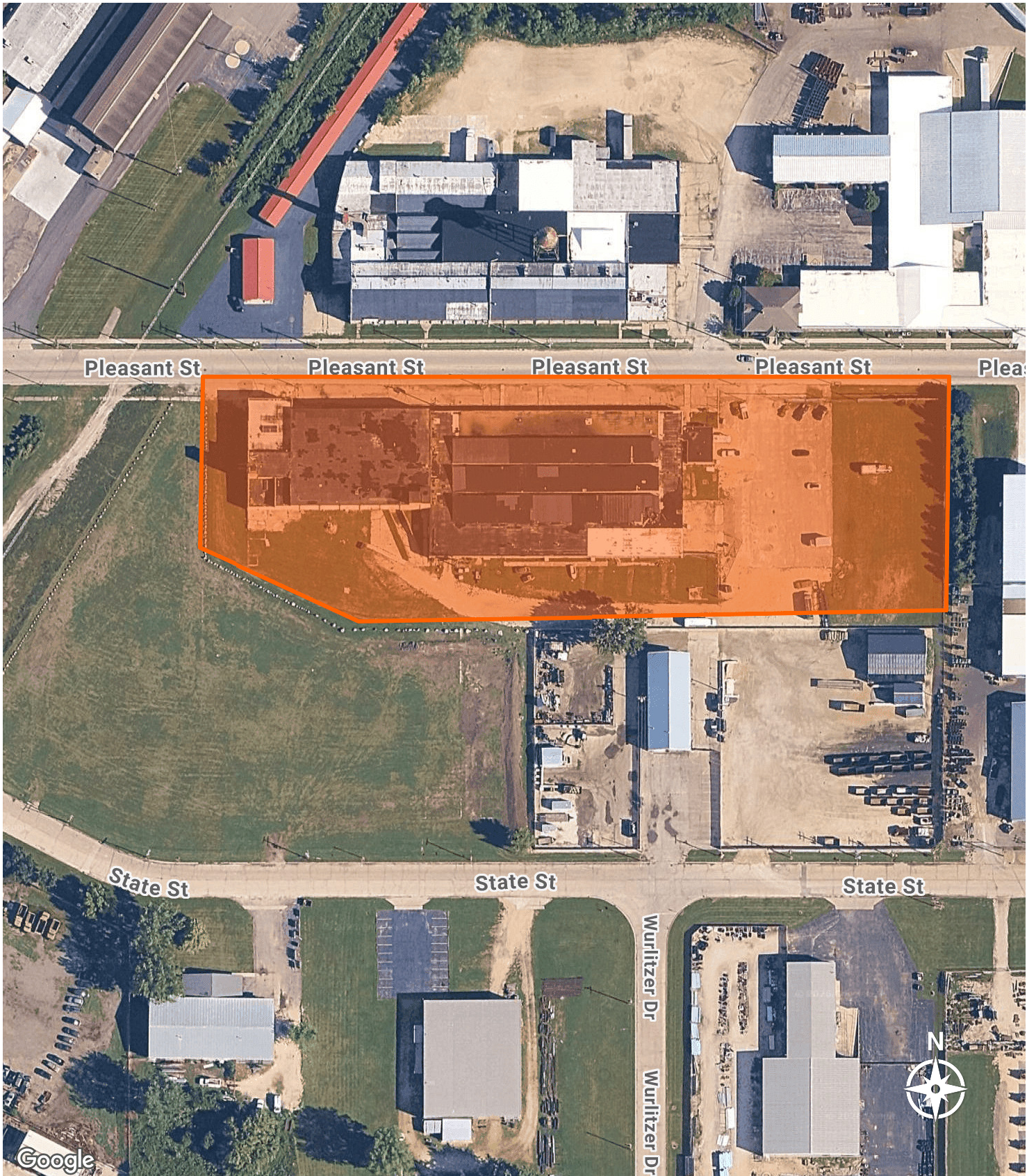
# EXTERIOR PHOTOS



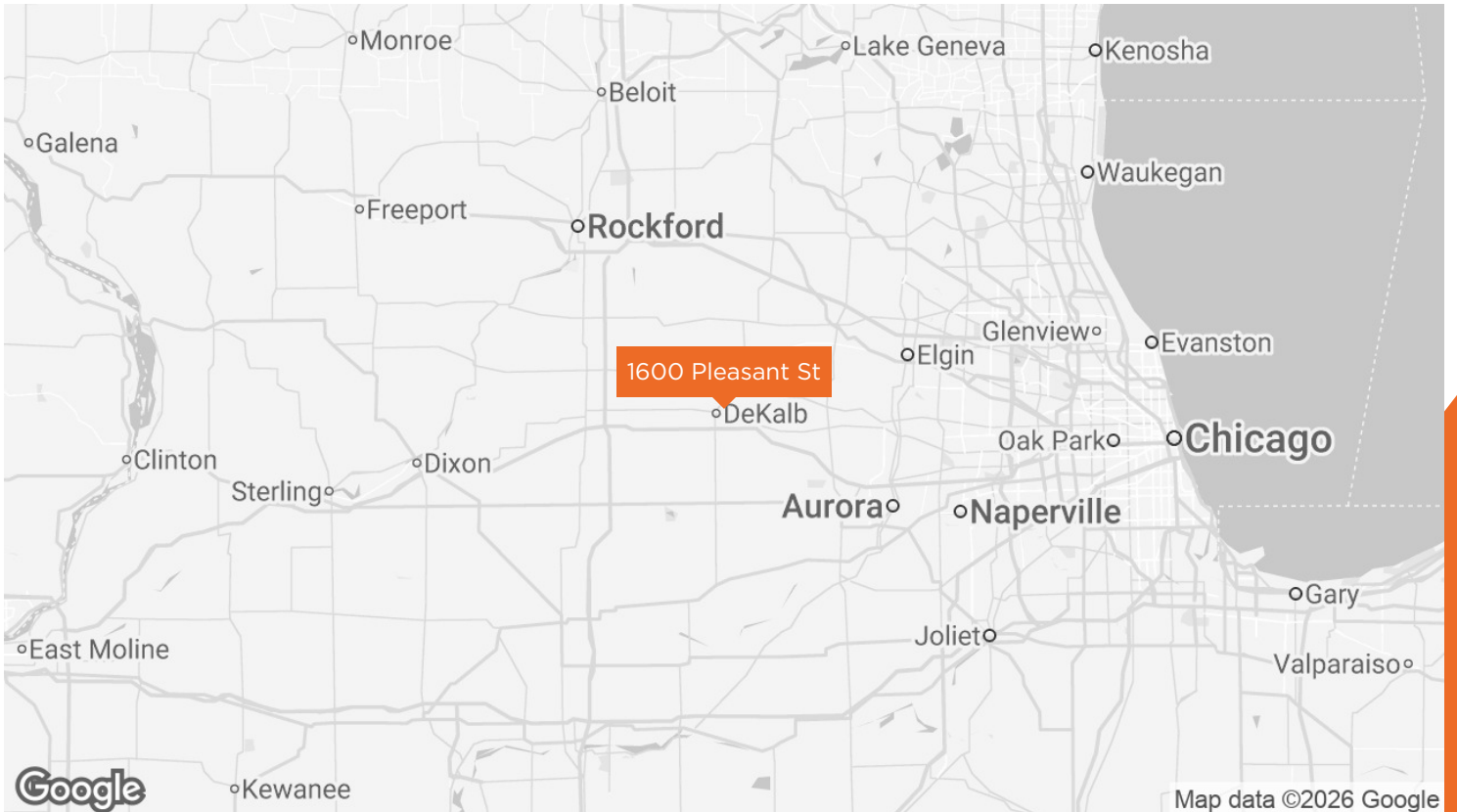
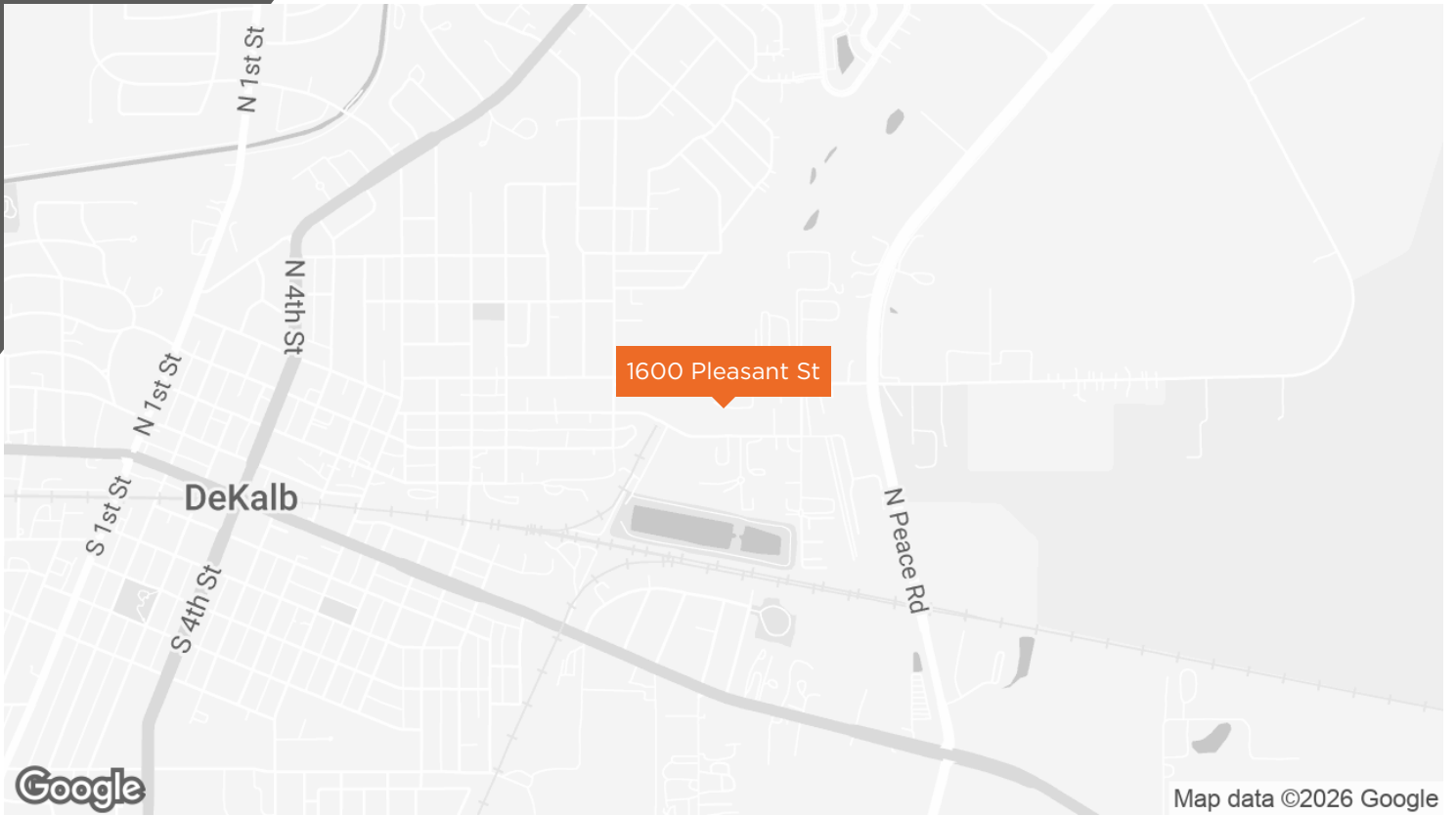
INTERIOR PHOTOS



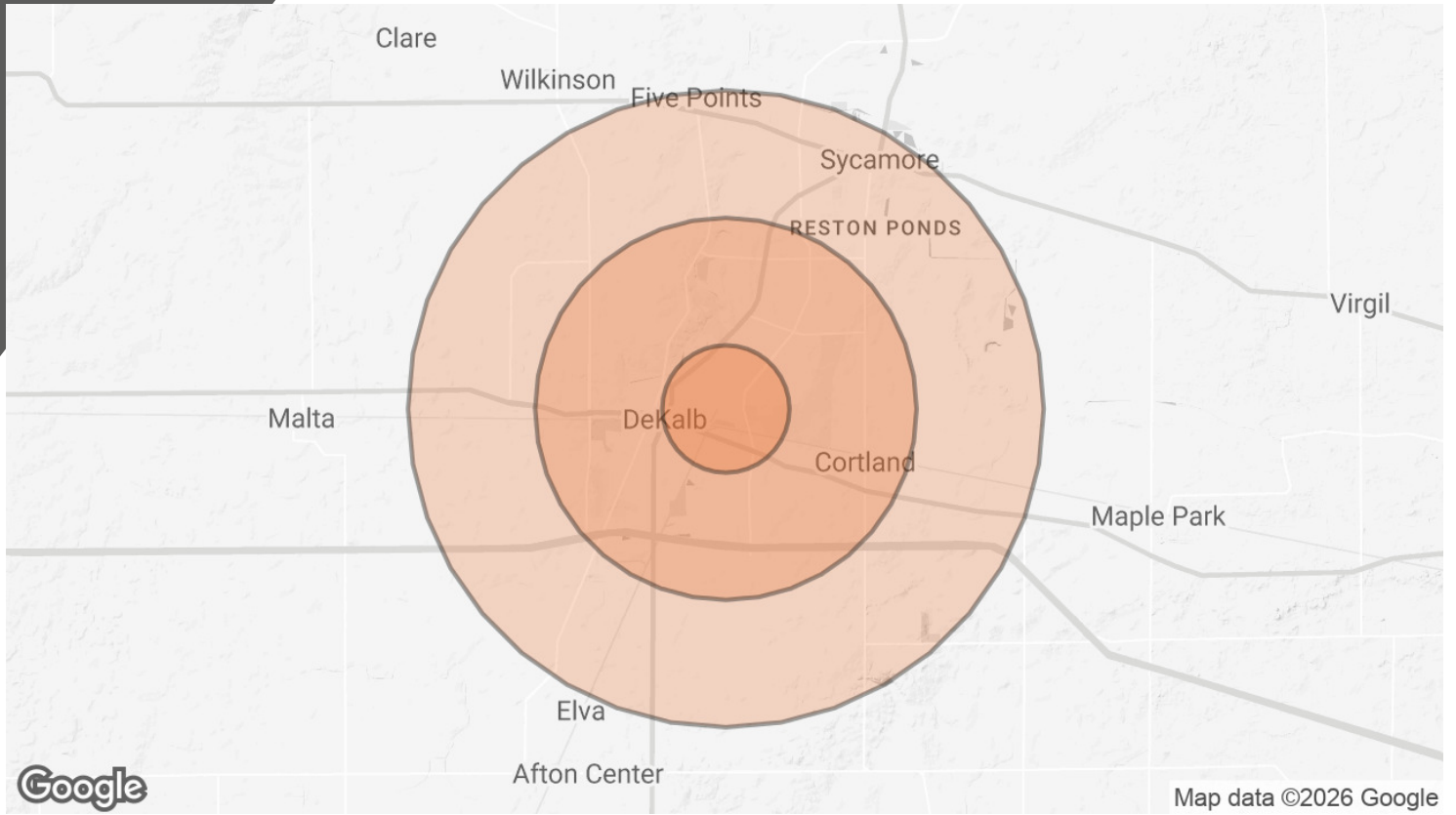
# AERIAL MAP



# LOCATION MAPS



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	4,292	39,327	58,587
<b>AVERAGE AGE</b>	36.6	31.8	32.4
<b>AVERAGE AGE (MALE)</b>	37.1	31.5	31.8
<b>AVERAGE AGE (FEMALE)</b>	36.0	32.0	32.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,154	16,485	24,257
<b># OF PERSONS PER HH</b>	2.0	2.4	2.4
<b>AVERAGE HH INCOME</b>	\$53,276	\$57,330	\$62,496
<b>AVERAGE HOUSE VALUE</b>	\$375,444	\$174,737	\$161,201

2020 American Community Survey (ACS)