

±20,010 SF  
INDUSTRIAL  
BUILDING  
FOR SALE

Drive-through  
Capability

Potential for  
Outdoor Storage

Low Kane  
County Taxes



TRANSWESTERN

REAL ESTATE  
SERVICES

# 1N020 THRYSELIUS DRIVE

Elburn, IL 60119

[Property Website](#)

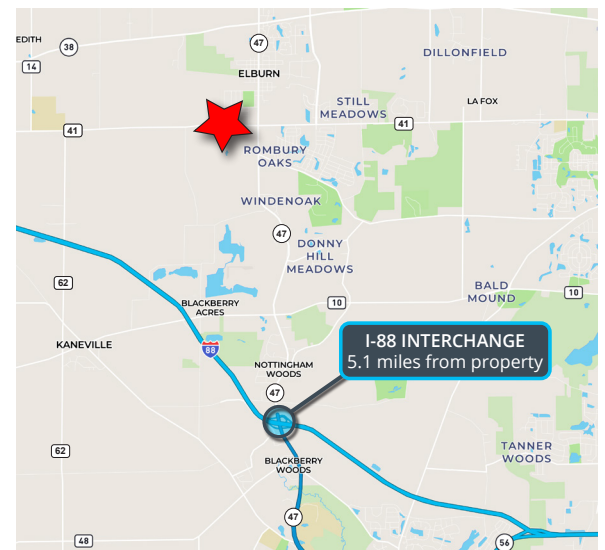


## SPECIFICATIONS

- Building Size: ±20,010 SF
- Land Size: ±2.08 AC
- Office Size: ±2,000 SF
- Ceiling Height: 12'6" - 14'
- Loading: 1 Ext. Dock / 3 DID
- Power: 800A 480V
- Parking: ±15 Spaces
- Heating: Gas
- Year Built: 1989
- Construction: Insulated Steel Panels
- RE Taxes: \$1.66 PSF (2024)
- **Sale Price: \$1,750,000**

## HIGHLIGHTS

- Freestanding drive-through building
- Potential for outdoor storage
- In-place airlines and compressors
- Good power distribution
- Zoned M-1
- 5 miles from I-88 via IL-47
- Low Kane County taxes



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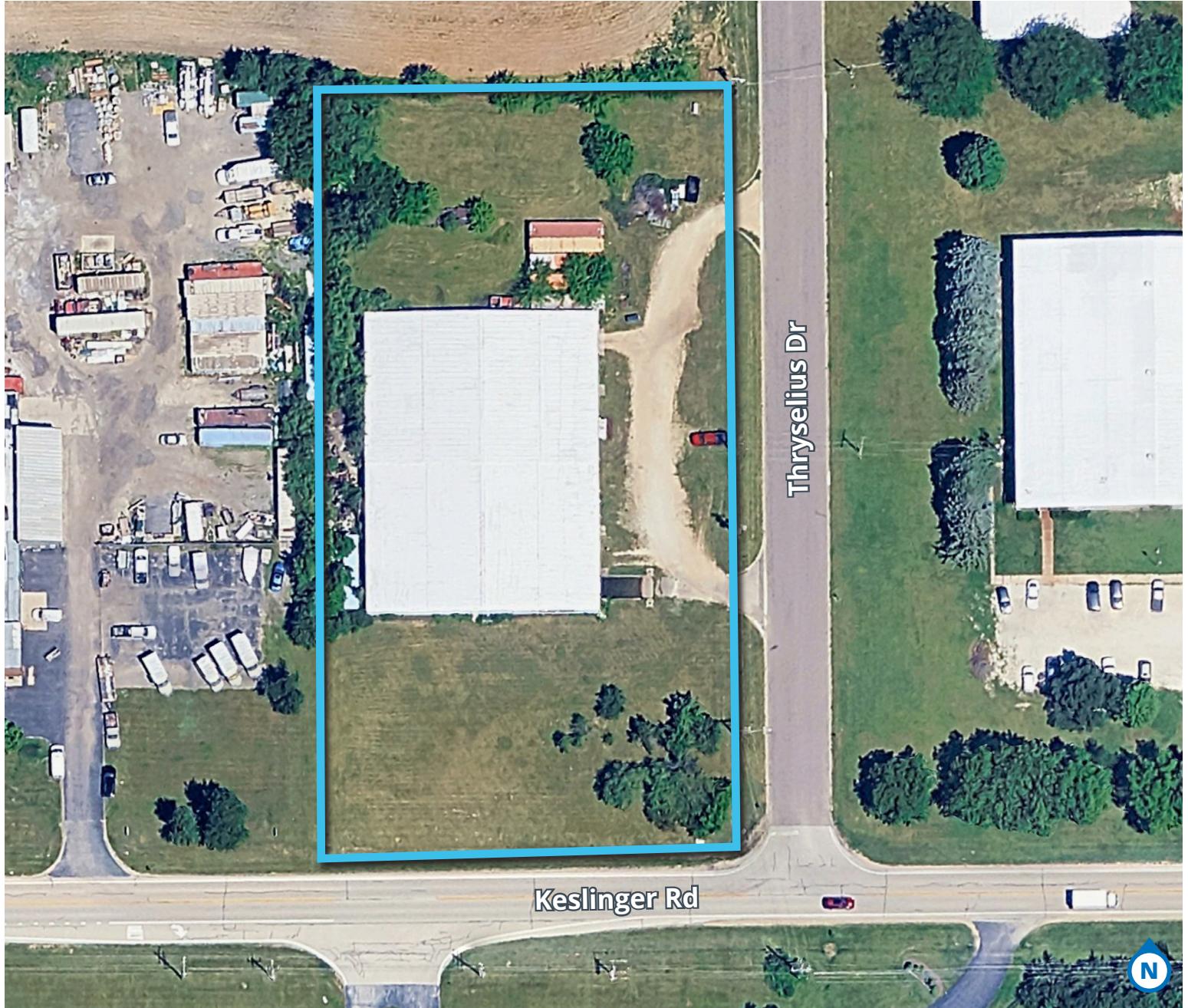
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PROPERTY AERIAL



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