

**LIGHT INDUSTRIAL  
OPPORTUNITY  
ZONED M-1**



**FOR SALE**

1262 S. Bridge St.  
Yorkville, IL

**\$1,299,000**

This well-located light industrial/flex property just south of Downtown Yorkville offers a total of 5,047 SF, including 2,161 SF of dedicated sales or showroom space and 2,886 SF of warehouse area. The layout features one private office and two restrooms, providing a functional setup for both customer-facing operations and day-to-day business needs. The warehouse is equipped with two 10' x 12' overhead doors positioned on the north and south sides of the building, allowing for convenient loading, unloading, and potential drive-through capability. The property also includes exterior parking for customers and staff, along with a fenced yard area ideal for secure outdoor storage. With its close proximity to Downtown Yorkville, this space is ideal for retail, contractor, distribution, or service-based users seeking strong visibility along heavily traveled Route 47.

**JASON PESOLA**

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**INTEGRA**  
**COMMERCIAL**  
THE PESOLA GROUP

1960 Springbrook Square Dr #100  
Naperville, IL 60564



1262 S Bridge St., Yorkville

# PROPERTY HIGHLIGHTS

FLEX SPACE

TWO 10' X 12' OVERHEAD DOORS

DRIVE-THROUGH CAPABILITY

FENCED YARD FOR SECURE OUTDOOR STORAGE

**5,074+/-**  
SQUARE FEET

CONVENIENT ACCESS TO ROUTE 47

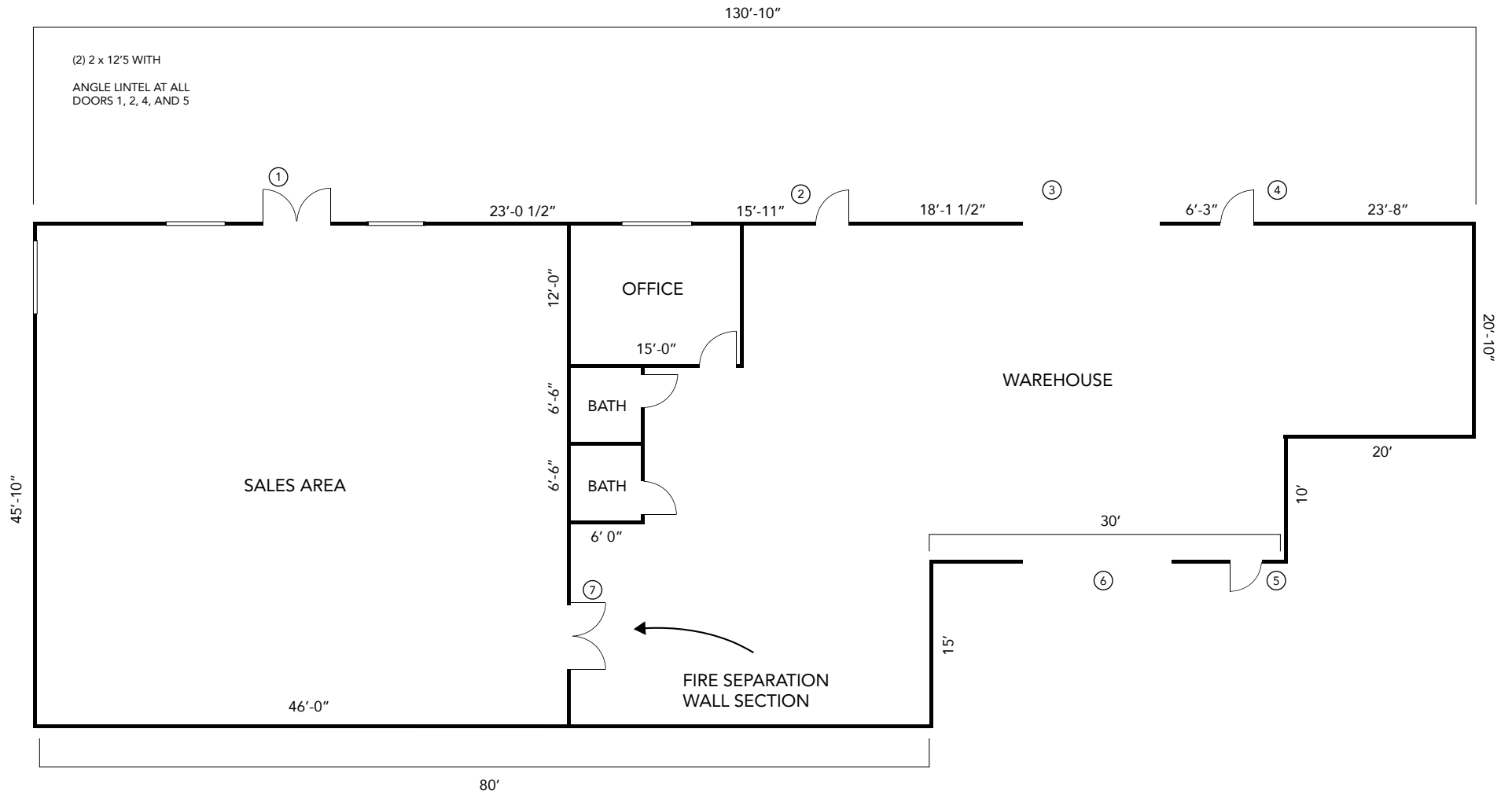
APN: 05-05-229-008    2024 PROPERTY TAXES: \$16,334.24

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<b>SALES AREA</b>	<b>2,161 SQ. FT.</b>
<b>WAREHOUSE</b>	<b>2,886 SQ. FT.</b>
<b>TOTAL</b>	<b>5,047 SQ. FT.</b>

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# YORKVILLE ILLINOIS DEMOGRAPHICS

1262 S Bridge St., Yorkville, IL



2022 EST. POPULATION

**23,835**

MEDIAN PROPERTY VALUE

**\$308,900**

2018-2022 HOUSEHOLDS

**7,465**

TOTAL RETAIL SALES

**\$13,452**

PER CAPITA

MEDIAN HOUSEHOLD INCOME

**\$105,322**

2018 - 2022

<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST045222>

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