



FOR LEASE

101 Theodore Dr. Unit C,
Oswego, IL

\$3,750/MO MG UNIT C

VERY RARE OFFICE WAREHOUSE

Versatile office/warehouse unit featuring a fully built-out office area and functional warehouse space with a 14' drive-in door. The warehouse includes a mezzanine level for additional storage or workspace flexibility. Interior highlights include a spacious conference room, kitchen/break area, two private restrooms, and ample parking on-site. Prime location in Oswego – ideal for a variety of business uses. A must-see property!

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



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PROPERTY HIGHLIGHTS

AMPLE
PARKING

14' DRIVE-IN
DOOR

PRIVATE
OFFICES

CLEAR SPAN
WAREHOUSE

3,300+/-
TOTAL SF

EXCELLENT
LOCATION

ZONED M-1 / LIGHT INDUSTRIAL

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Oswego



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OSWEGO ILLINOIS DEMOGRAPHICS

101 Theodore Dr., Unit C
Oswego, IL

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

2023 EST. POPULATION

37,074

MEDIAN PROPERTY VALUE

\$319,000

2019-2023 HOUSEHOLDS

12,097

TOTAL RETAIL SALES

\$20,219

PER CAPITA

MEDIAN HOUSEHOLD INCOME

\$119,881

2019 - 2023



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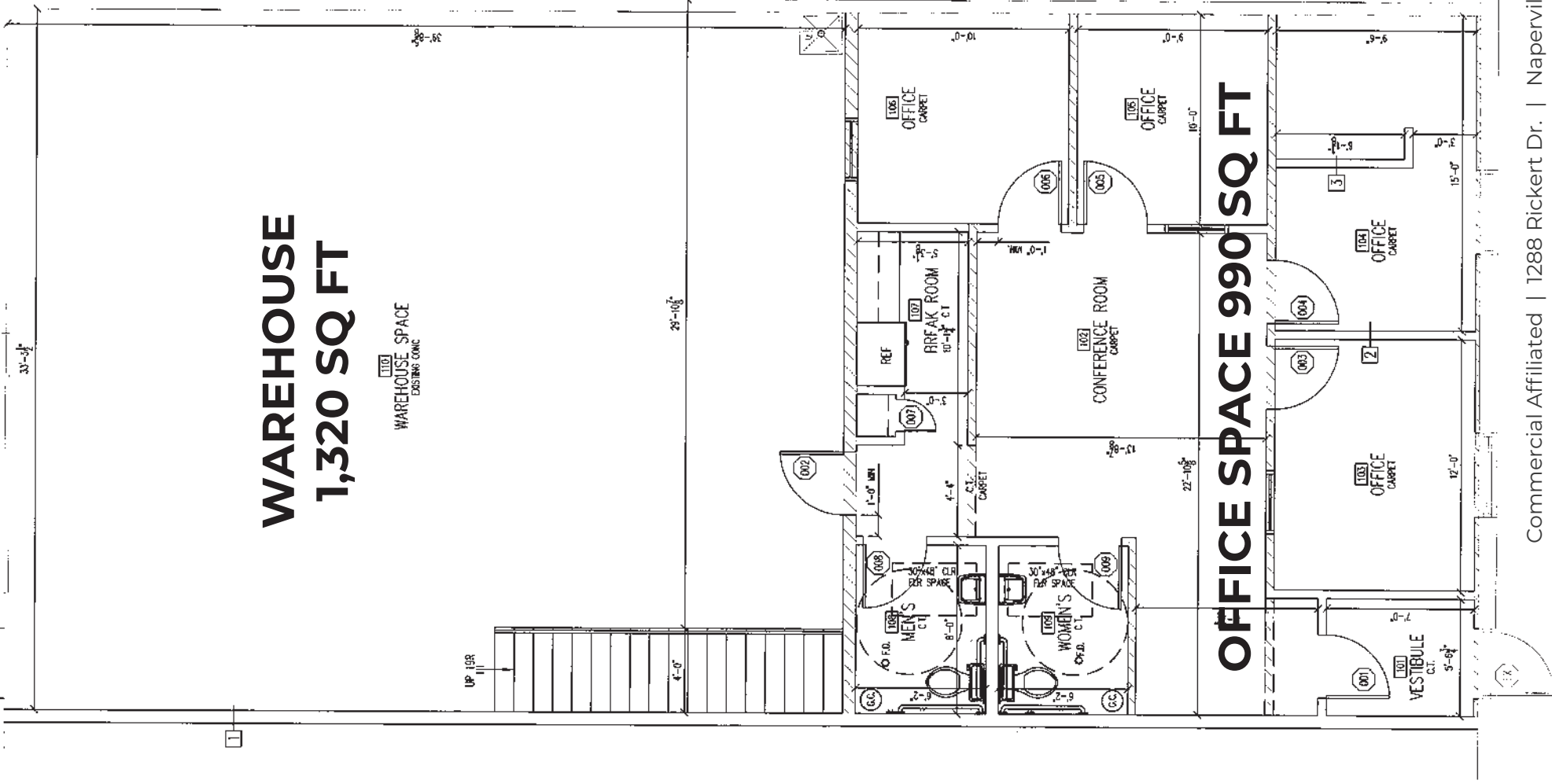
WAREHOUSE
1,320 SQ FT

1101
WAREHOUSE SPACE
EXISTING CONIC

**OFFICE
AND
WAREHOUSE
LAYOUT**

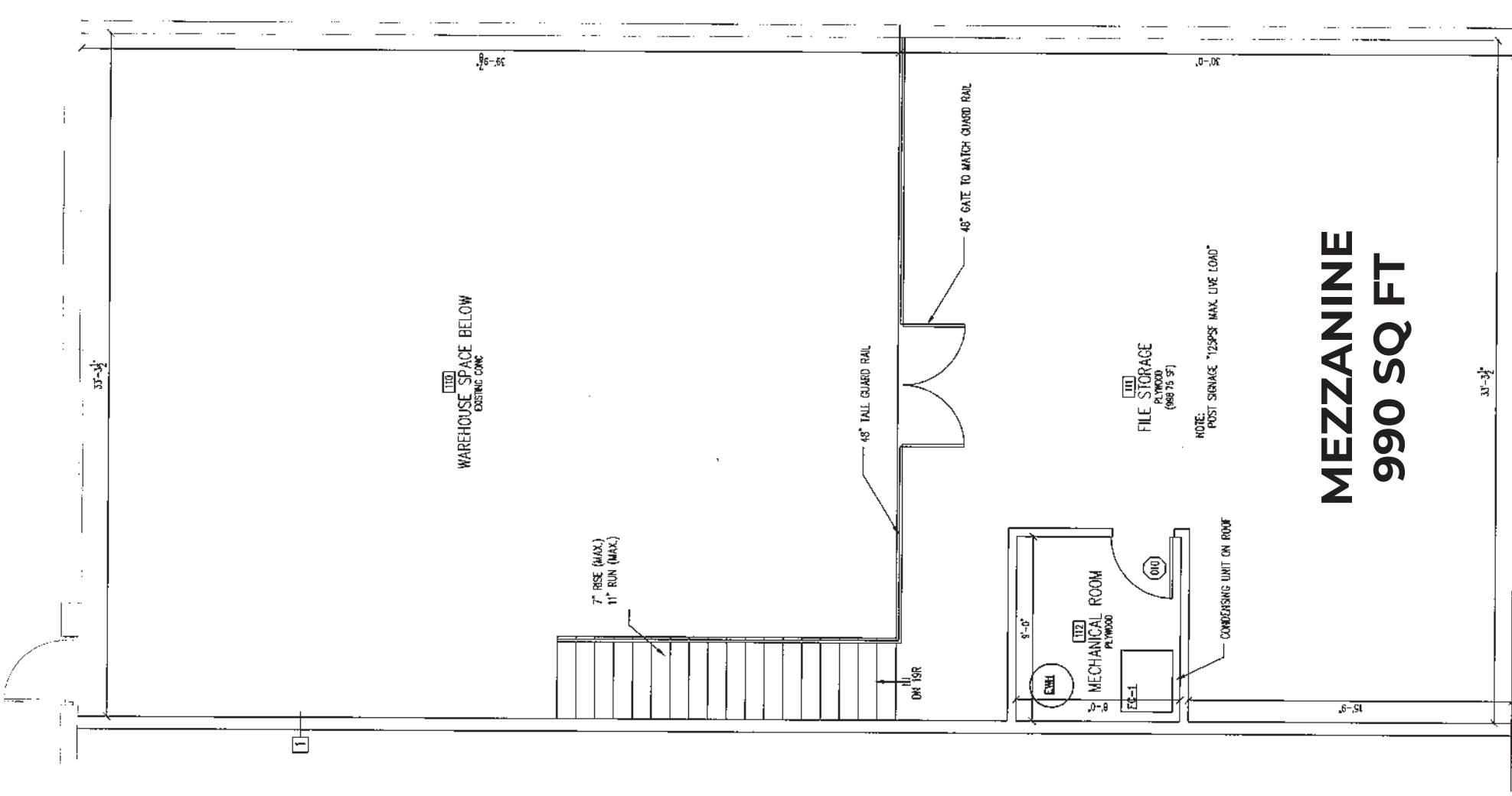
**CONTACT
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TODAY!**
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BEARING WALLS LINE JOISTS DIRECTLY ABOVE STUDS



MEZZANINE AND WAREHOUSE LAYOUT

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MEZZANINE
990 SQ FT