

FOR LEASE

106 BEAVER ST.
YORKVILLE, IL 60560

\$2,750/MO

MODIFIED GROSS
2,484+/- SF WAREHOUSE

Introducing a prime warehouse opportunity nestled within Yorkville's esteemed Industrial Park! This well-maintained space offers immediate availability, presenting businesses with a turnkey solution for their storage or operational needs.

With ample parking, this warehouse ensures convenience for both employees and clients alike. The property is air-conditioned, providing optimal working conditions year-round. With a convenient drive-in bay, loading and unloading become seamless processes, enhancing efficiency and productivity for your operations.

JASON PESOLA

Cell: 630-486-7321
jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



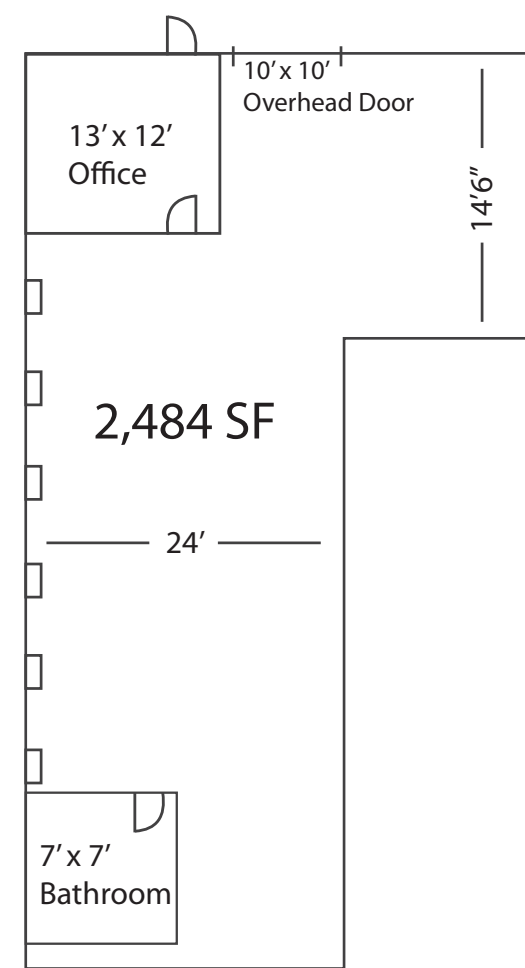
106 BEAVER ST. YORKVILLE, IL

PROPERTY HIGHLIGHTS

IMMEDIATELY AVAILABLE

AMPLE PARKING

MOVE IN READY



SECURE
STORAGE

2,484+/-
SQUARE FEET

1 DRIVE IN
BAY

LOCATED IN YORKVILLE INDUSTRIAL PARK

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YORKVILLE ILLINOIS DEMOGRAPHICS

106 Beaver St. Yorkville, IL

<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST04522>

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



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