

9 Enterprise Drive

La Salle, IL 61301

INDUSTRIAL - WAREHOUSE/DISTRIBUTION FOR LEASE

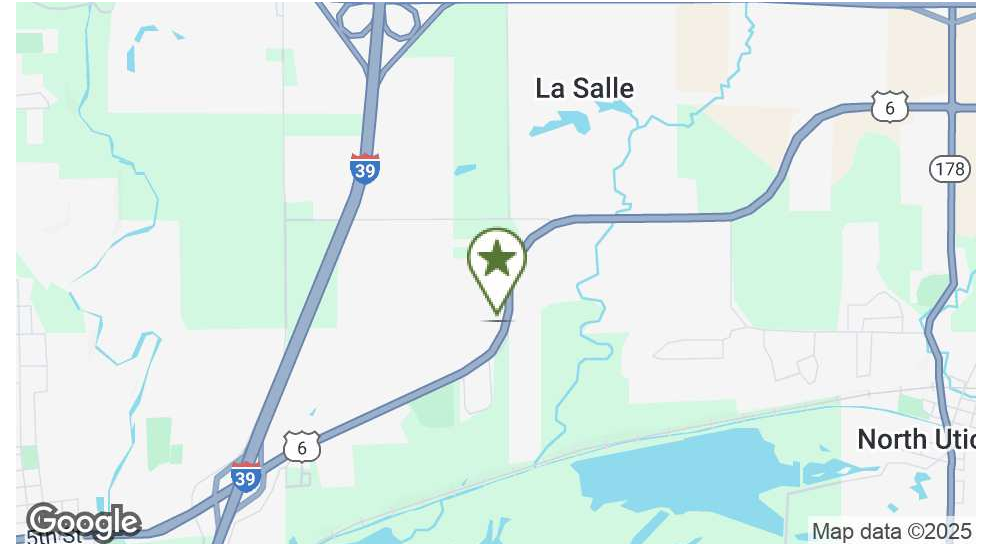


john
greene
COMMERCIAL

9 Enterprise Drive | La Salle, IL 61301

INDUSTRIAL - WAREHOUSE/DISTRIBUTION FOR LEASE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

| | |
|----------------|---|
| Lease Rate: | \$15.00 SF/yr (Gross) |
| Lot Size: | 1.1± Acres |
| Year Built: | 1997 |
| Building Size: | 2,592 SF |
| Zoning: | M-1 (Light Industrial - Lasalle County) |
| Traffic Count: | 6,250 (US Highway 6) |

PROPERTY OVERVIEW

2,592± SF of finished industrial space with high visibility and easy access to two interstates is now available for lease. Zoned M-1 Light Industrial, this versatile space offers a large front showroom/retail area, 2 offices, kitchen/break room, 2 bathrooms, and a finished warehouse area with garage door. Central A/C & Heat throughout. Outside storage is permitted and included in lease price. Perfect for a contractor, service business, wholesalers, etc. Call for a private tour today!

PROPERTY HIGHLIGHTS

- High Visibility: Available Signage along US Highway 6
- Easy Access: 2 minutes to I-39 and 7 minutes to I-80
- Flexible Zoning: M-1 Light Industrial
- Outside storage permitted

Mike Waseen

mikewaseen@johnngreenecommercial.com

630.360.1196

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

john
greene
COMMERCIAL

9 Enterprise Drive | La Salle, IL 61301

INDUSTRIAL - WAREHOUSE/DISTRIBUTION FOR LEASE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



Mike Waseen
mikewaseen@johnngreenecommercial.com
630.360.1196

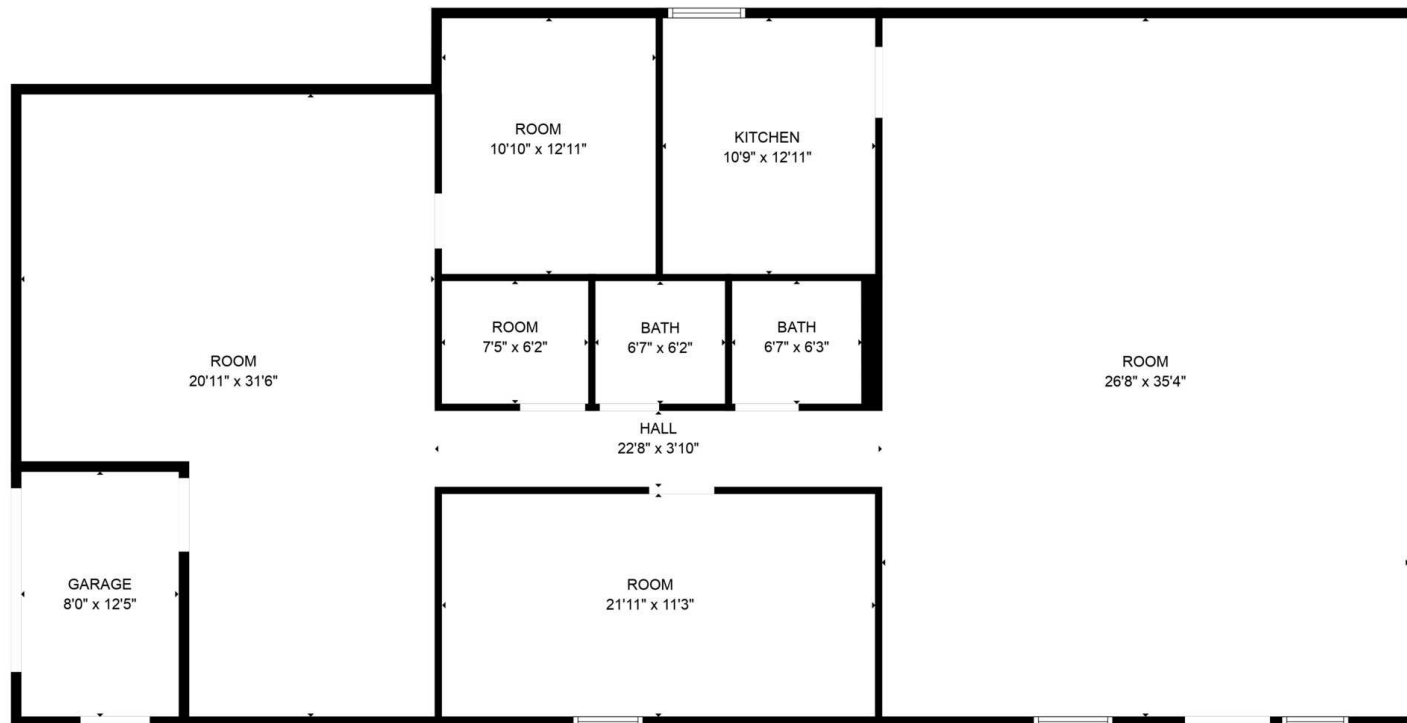
The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

john
greene
COMMERCIAL

9 Enterprise Drive | La Salle, IL 61301

INDUSTRIAL - WAREHOUSE/DISTRIBUTION FOR LEASE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



Floor Plan

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Mike Waseen

mikewaseen@johngreenecommercial.com

630.360.1196

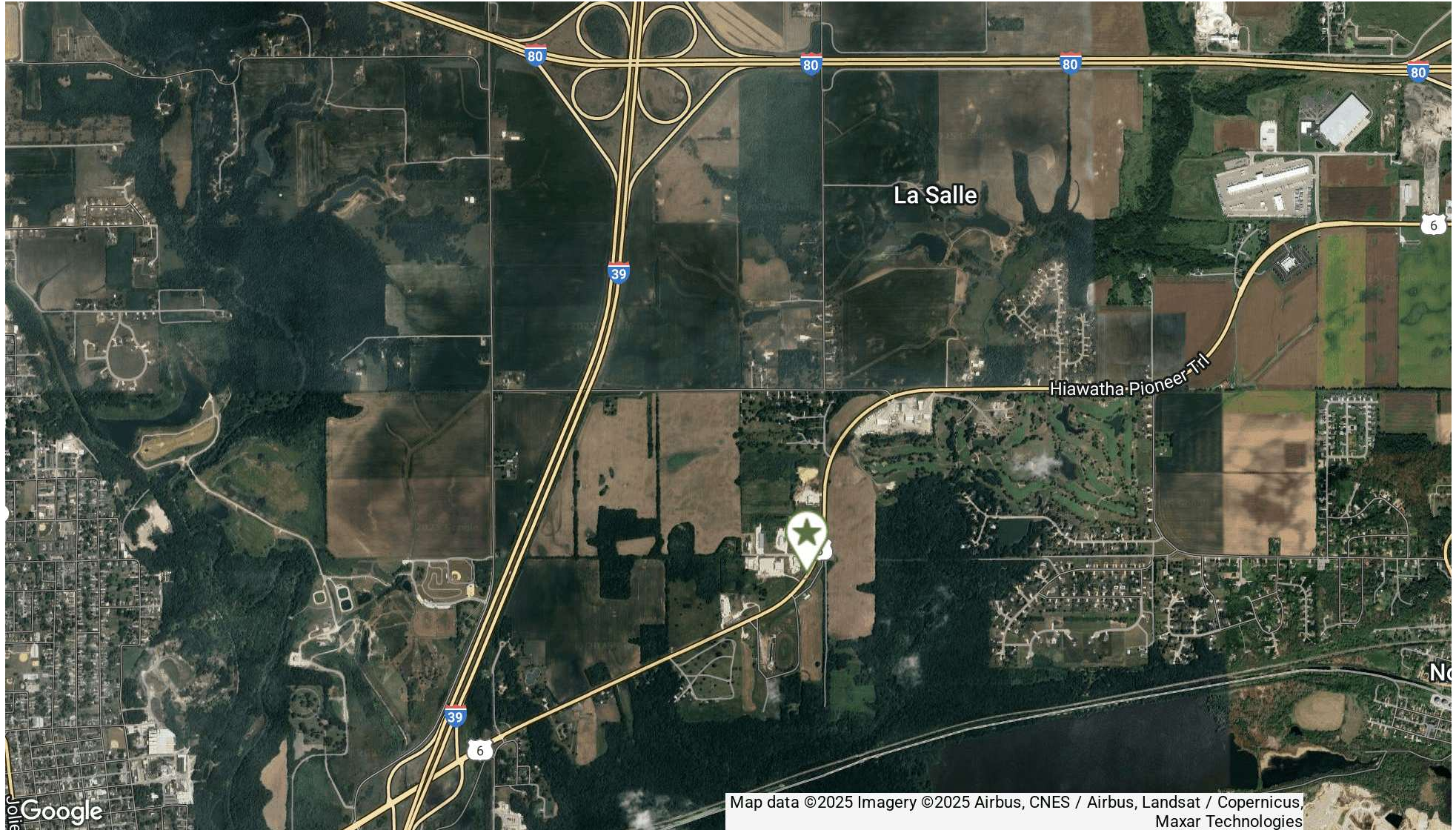
The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

**john
greene**
COMMERCIAL

9 Enterprise Drive | La Salle, IL 61301

INDUSTRIAL - WAREHOUSE/DISTRIBUTION FOR LEASE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



Mike Waseen

mikewaseen@johnsgreenecommercial.com

630.360.1196

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

**john
greene**
COMMERCIAL

9 Enterprise Drive | La Salle, IL 61301

INDUSTRIAL - WAREHOUSE/DISTRIBUTION FOR LEASE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290

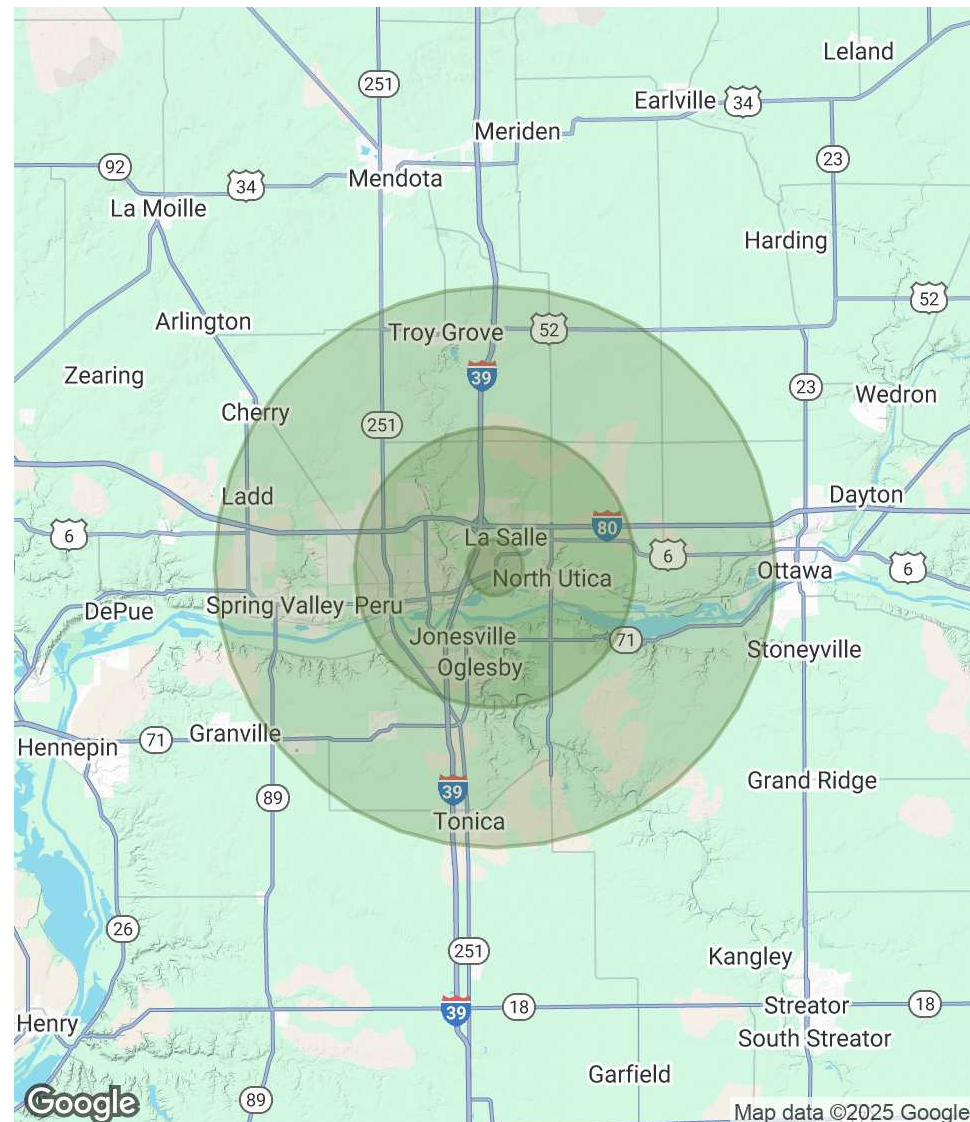
POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 155 | 18,909 | 42,549 |
| Average Age | 42.8 | 40.3 | 41.4 |
| Average Age (Male) | 44.1 | 39.8 | 40.7 |
| Average Age (Female) | 41.5 | 40.9 | 42.6 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total Households | 63 | 7,789 | 17,712 |
| # of Persons per HH | 2.5 | 2.4 | 2.4 |
| Average HH Income | \$66,437 | \$60,398 | \$60,601 |
| Average House Value | | \$139,764 | \$136,994 |

2020 American Community Survey (ACS)



Mike Waseen

mikewaseen@johngreenecommercial.com

630.360.1196

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

john
greene
COMMERCIAL