

9 Enterprise Drive

La Salle, IL 61301

INDUSTRIAL - WAREHOUSE/DISTRIBUTION FOR LEASE

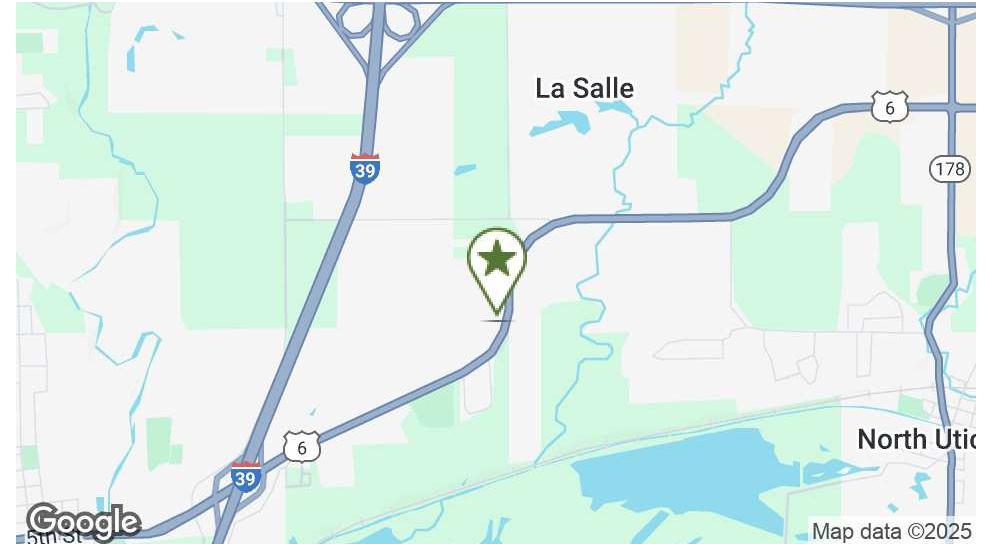


john
greene
COMMERCIAL

9 Enterprise Drive | La Salle, IL 61301

INDUSTRIAL - WAREHOUSE/DISTRIBUTION FOR LEASE

john green 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@johngreenecommercial.com

630.360.1196

The information contained herein is from sources john green 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 This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice.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
green
COMMERCIAL

9 Enterprise Drive | La Salle, IL 61301

INDUSTRIAL - WAREHOUSE/DISTRIBUTION FOR LEASE

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



Mike Waseen

mikewaseen@johngreenecommercial.com

630.360.1196

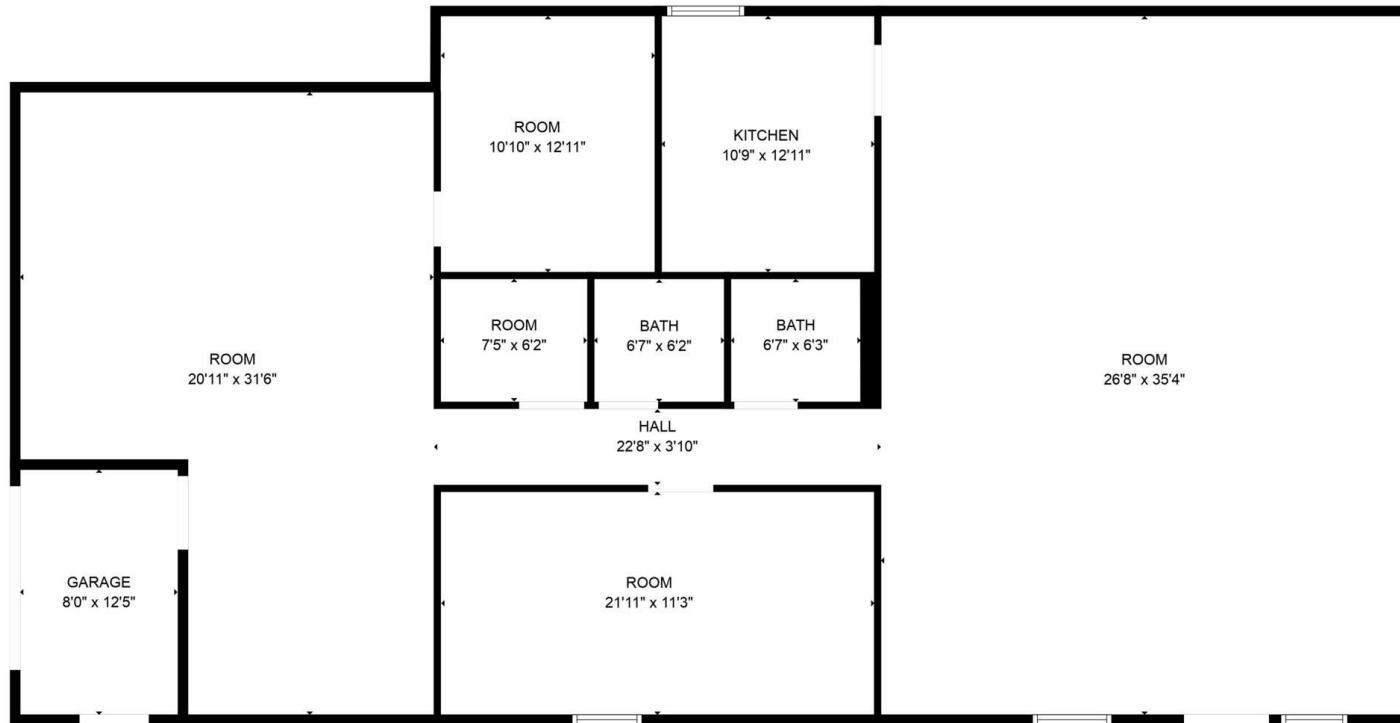
The information contained herein is from sources john green Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly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

john
green
COMMERCIAL

9 Enterprise Drive | La Salle, IL 61301

INDUSTRIAL - WAREHOUSE/DISTRIBUTION FOR LEASE

john green 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@johngreencommercial.com

630.360.1196

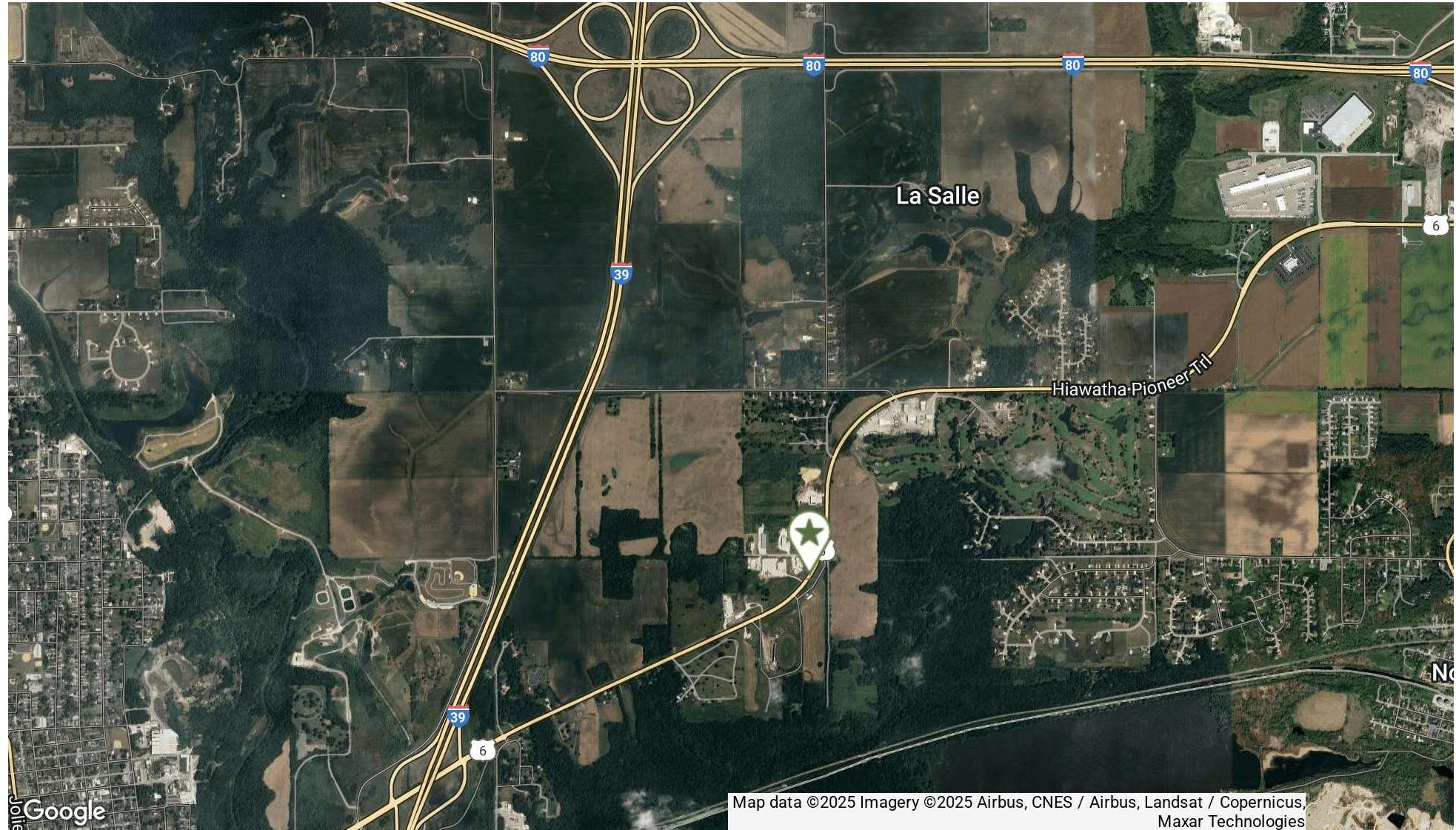
The information contained herein is from sources john green Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly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

**john
green**
COMMERCIAL

9 Enterprise Drive | La Salle, IL 61301

INDUSTRIAL - WAREHOUSE/DISTRIBUTION FOR LEASE

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



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

Mike Waseen

mikewaseen@johngreencommercial.com

630.360.1196

The information contained herein is from sources john green 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
green
COMMERCIAL

9 Enterprise Drive | La Salle, IL 61301

INDUSTRIAL - WAREHOUSE/DISTRIBUTION FOR LEASE

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

POPULATION

1 MILE 5 MILES 10 MILES

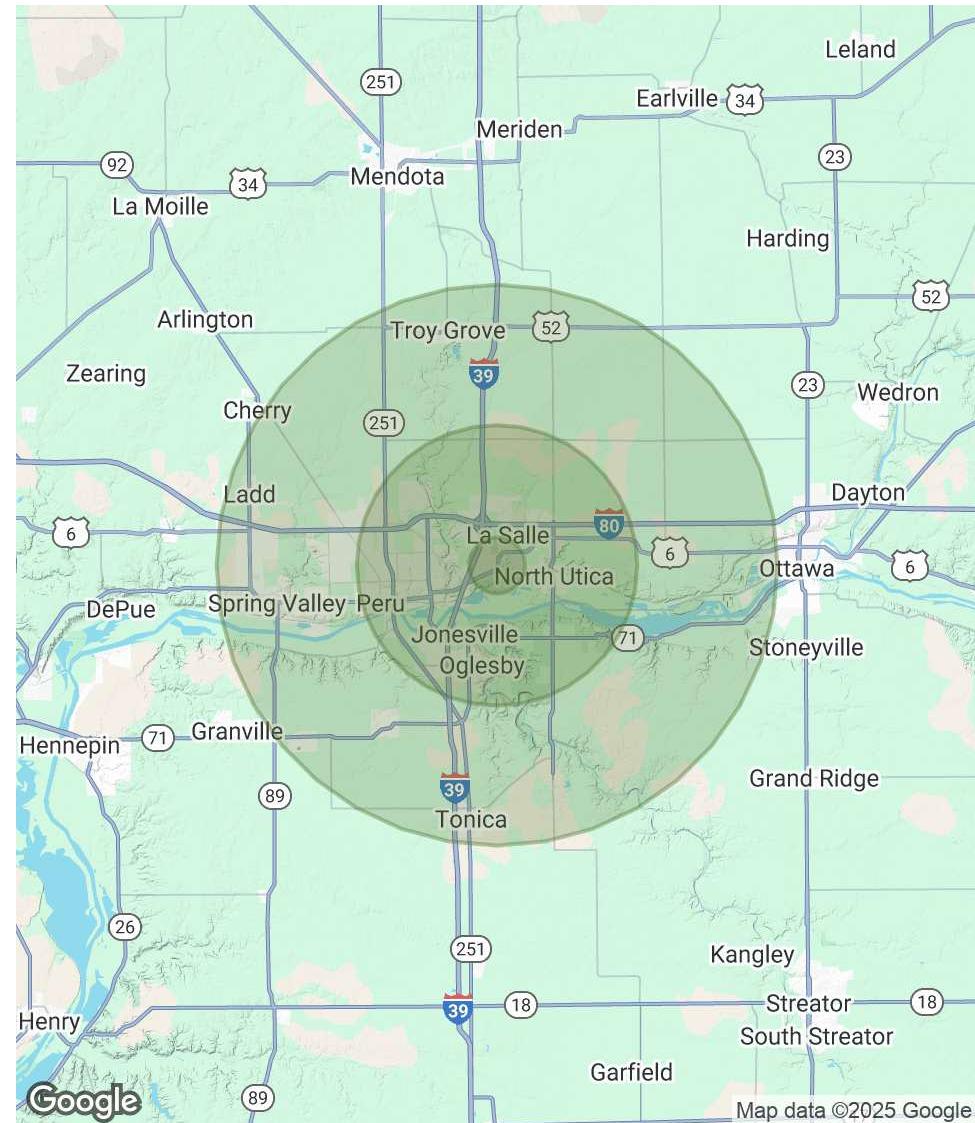
	1 MILE	5 MILES	10 MILES
Total Population	155	18,909	42,549
Average Age	42.8	40.3	41.4
Average Age (Male)	44.1	39.8	40.7
Average Age (Female)	41.5	40.9	42.6

HOUSEHOLDS & INCOME

1 MILE 5 MILES 10 MILES

	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 green 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
green
COMMERCIAL