

FOR SALE
24,000 SF

4970 Varsity Drive

Lisle, IL

24,000 SF

FLEXIBLE USE BUILDING FOR SALE

8,000 SF

PER FLOOR

± 122 Stalls

CAR PARKING

Specifications

| | |
|------------------------|---|
| Building Size: | 24,000 SF |
| Year Built: | 2000 |
| Site: | 1.6 acres |
| Ceiling Height: | 10 ft clear throughout |
| Sprinkler: | Fully sprinklered |
| Parking: | ± 122 parking stalls |
| RE Taxes: | \$88,916.18 (2023 paid 2024) DuPage County Real Estate Taxes |
| Sale Price: | \$4,000,000 (Reduced) |

Features

- Whole building well maintained and consistently upgraded
- Ideal for office, medical, laboratory, educational users; HQ or multi-tenant
- High end interior and exterior
- Key Fob entry system throughout
- Motion detected LED lighting throughout
- Zoned heating and cooling on each floor
- Full basement not included in square footage
- 5 minutes from the Lisle Metra Station



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Building Upgrades

- Chiller AC replaced in 2024
- New boiler
- Well maintained and upgraded elevator by Schindler
- Parking lot resurfaced and striped 2021
- 50-year remaining warranty on tile roof



CORE INDUSTRIAL REALTY

1211 W. 22nd Street, Suite 529
Oak Brook, IL 60523
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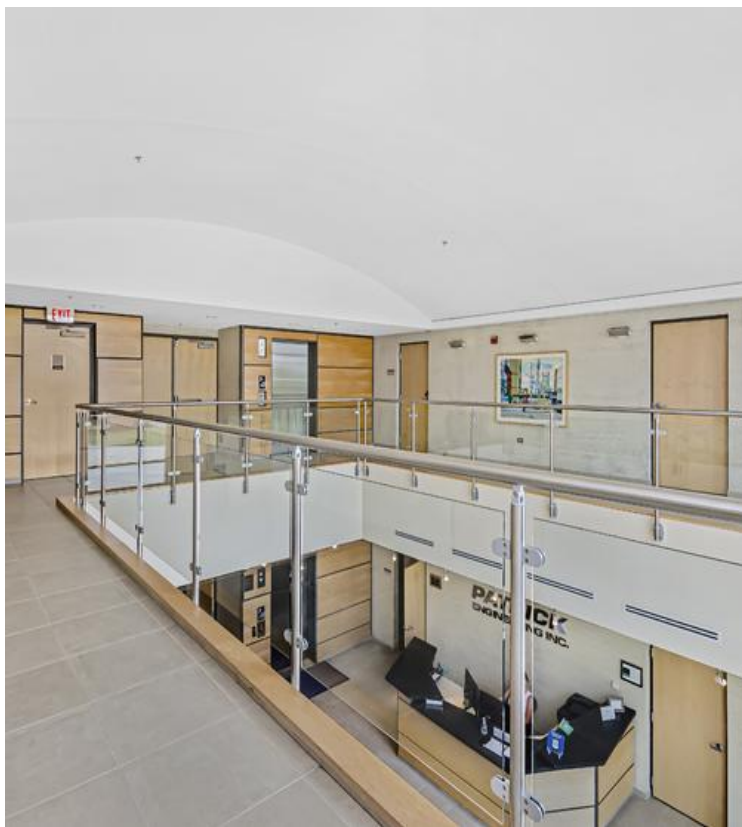
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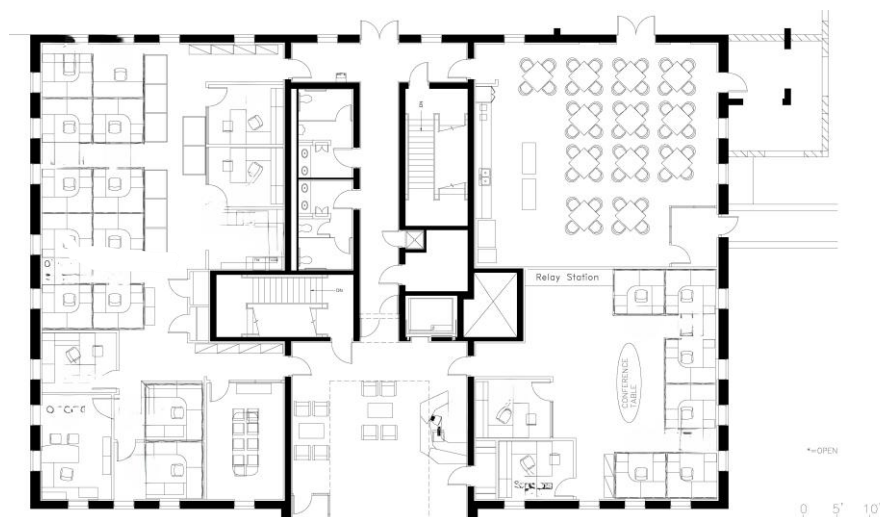
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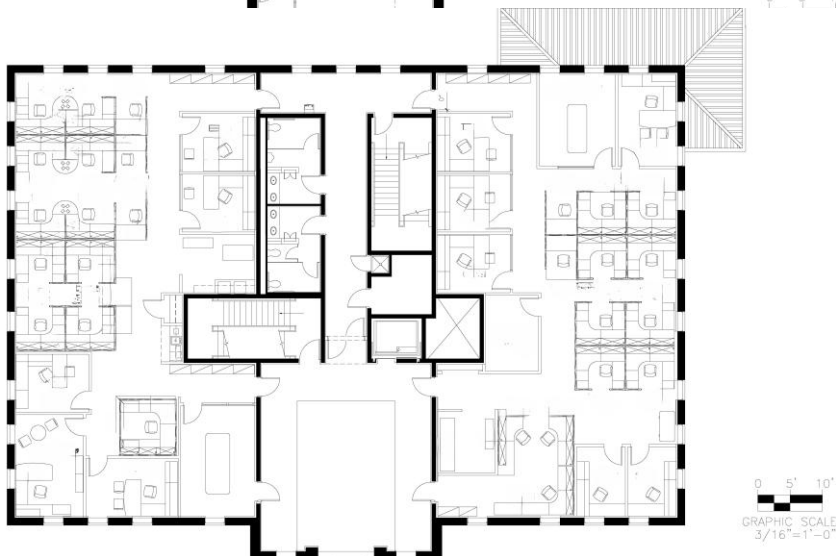
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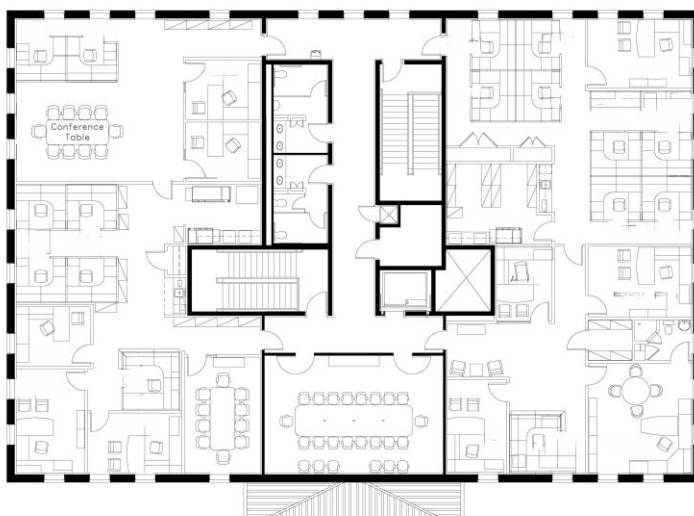
1st FLOOR
8,000 SF



2ND FLOOR
8,000 SF



3RD FLOOR
8,000 SF



- 18' X 30' conference room to accommodate up to 30 people
- Large executive suite office area includes bathroom and shower

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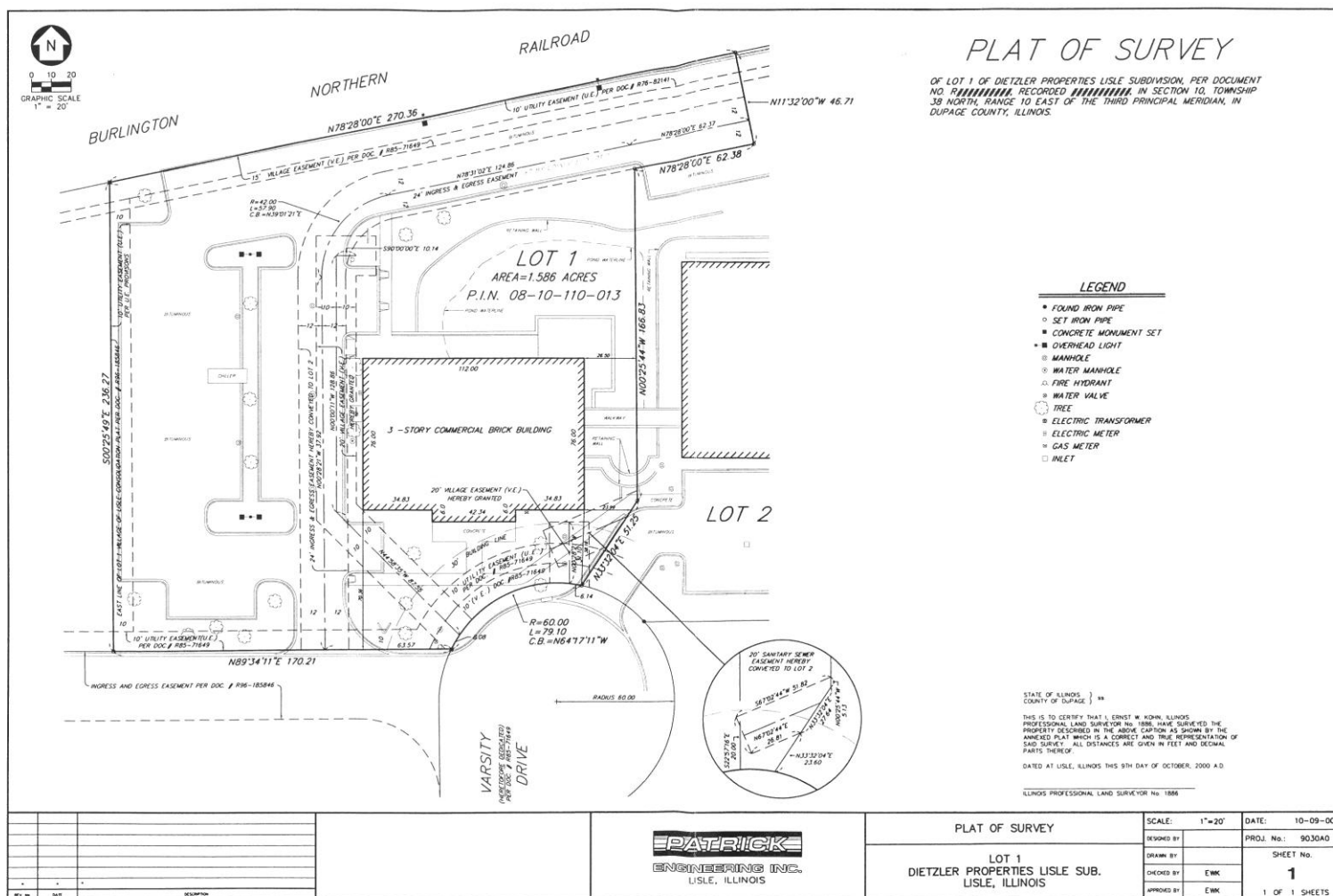
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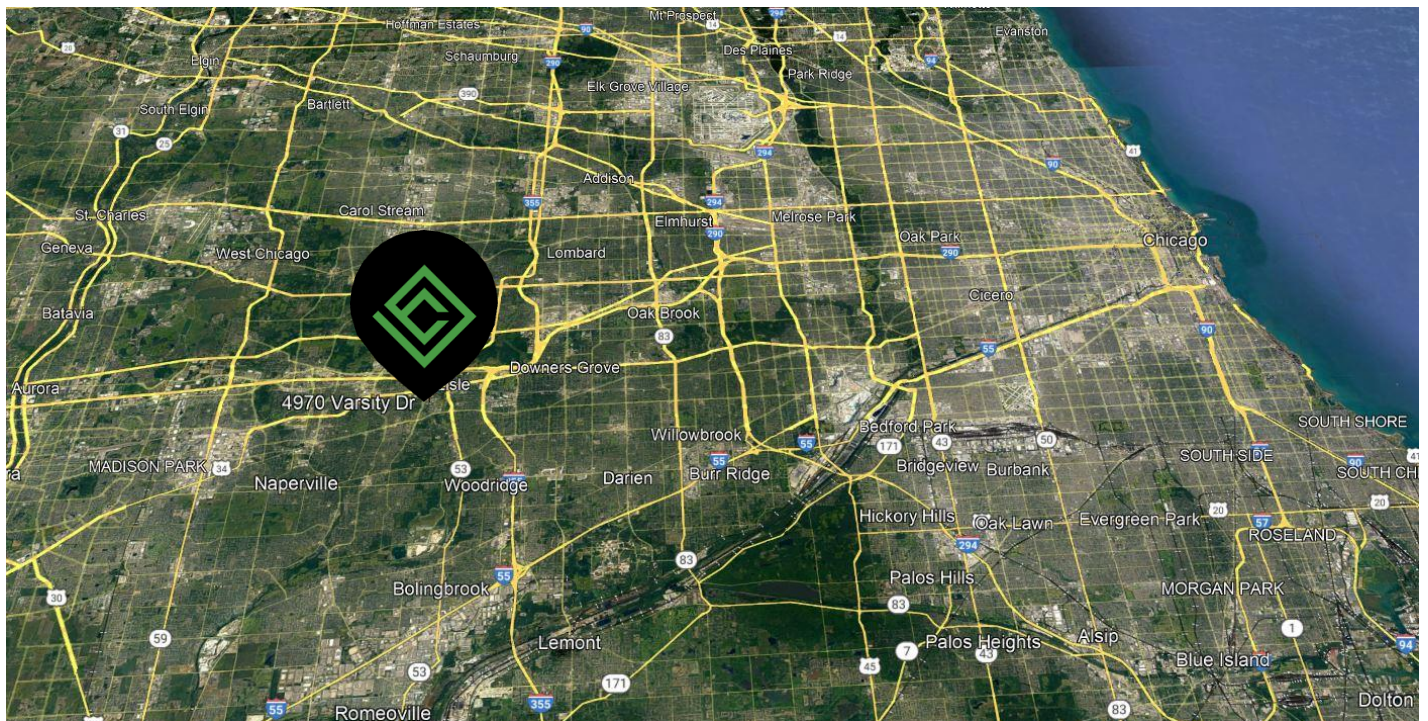
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