



PROPERTY HIGHLIGHTS

- Zoned M-1
- Immediately Available
- 520 Ft. of Frontage
- Truck Parking
- Excellent Location
- Convenient to IL Rt. 47
- 1.92 Acres

JASON PESOLA

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

INTEGRA COMMERCIAL

1960 Springbrook Square Dr #100
Naperville, IL 60564

FOR SALE - \$749,000 - 1.92 ACRES - ZONED M-1

132 Commercial Dr. Yorkville, IL

INDUSTRIAL, STORAGE, COMMERCIAL OR BRING YOUR OWN CONCEPT!



PROPERTY SUMMARY

PROPERTY TYPE:	Industrial
PROPERTY SUB TYPE:	Commercial
ZONED:	M-1
PROPERTY SIZE:	1.92 Acres
NO. LOTS:	1
APN/TAXES:	02-17-276-010 / \$2,484.96 02-17-276-009 / \$2,337.86

PROPERTY OVERVIEW

Immediately Available in Yorkville Business Center!

Industrial land zoned M-1. Trucking, Industrial, Warehousing, Distribution Center or Bring your own concept! 1.92 Acres over two parcels for sale in the Yorkville Business Center. The City of Yorkville is one of the fastest growing communities in Kendall County. All utilities are near the site, the City of Yorkville encourages new development and is very easy to work with!

Please contact Jason Pesola today! 630-486-7321



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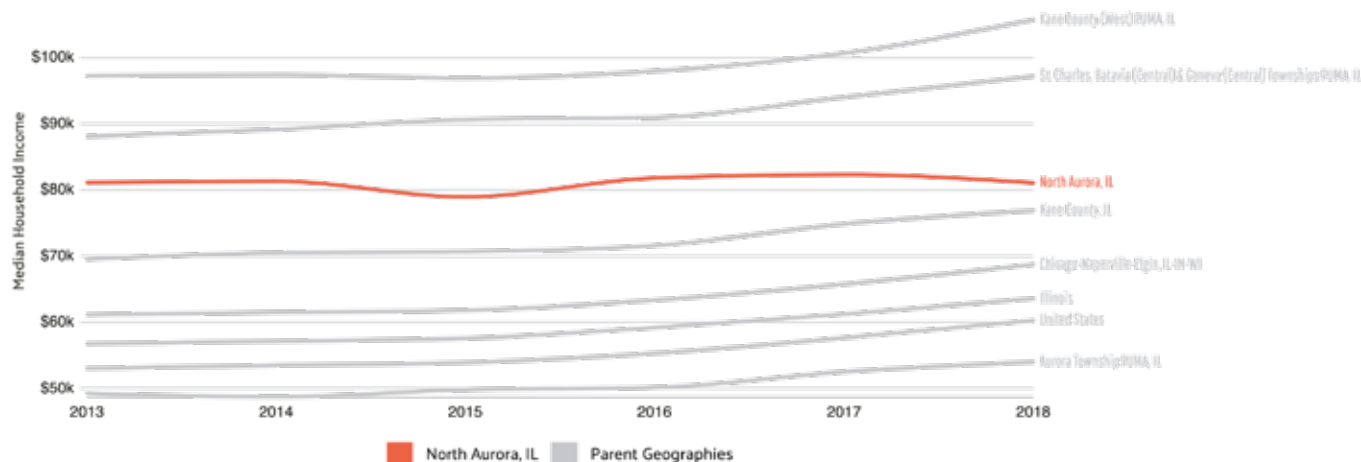
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YORKVILLE ILLINOIS DEMOGRAPHICS

132 Commercial Dr. Yorkville, IL

MEDIAN HOUSEHOLD INCOME



POPULATION

19,145

2.43% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE

\$231,200

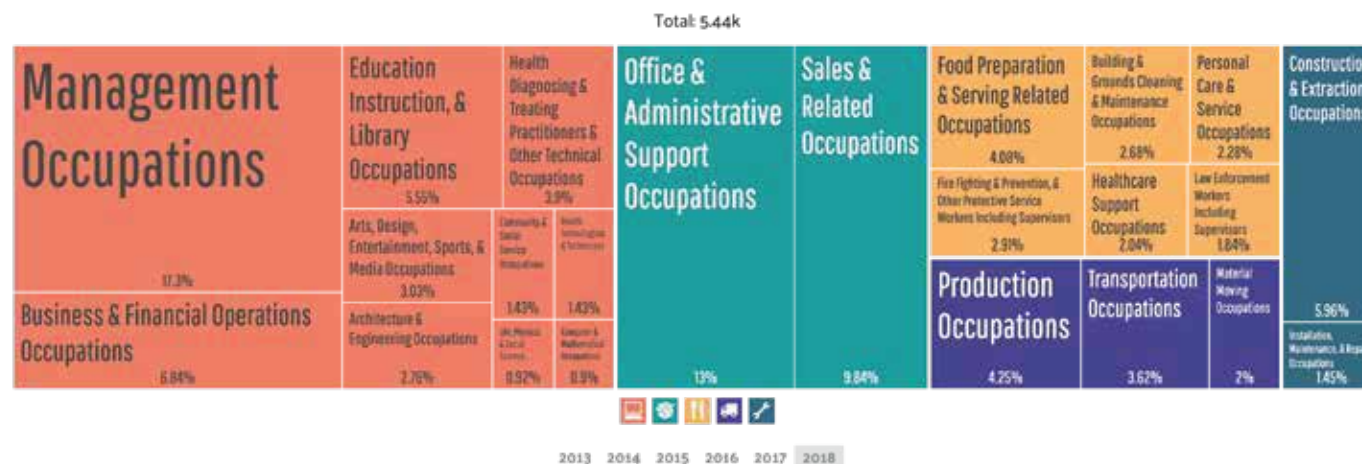
0.173% 1-YEAR DECLINE

NUMBER OF EMPLOYEES

9,161

2.64% 1-YEAR DECLINE

EMPLOYMENT BY OCCUPATION



POVERTY RATE

5.35%

MEDIAN AGE

33.7

MEDIAN HOUSEHOLD INCOME

\$95,180

0.213% 1-YEAR DECLINE

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