

90 Templeton Drive

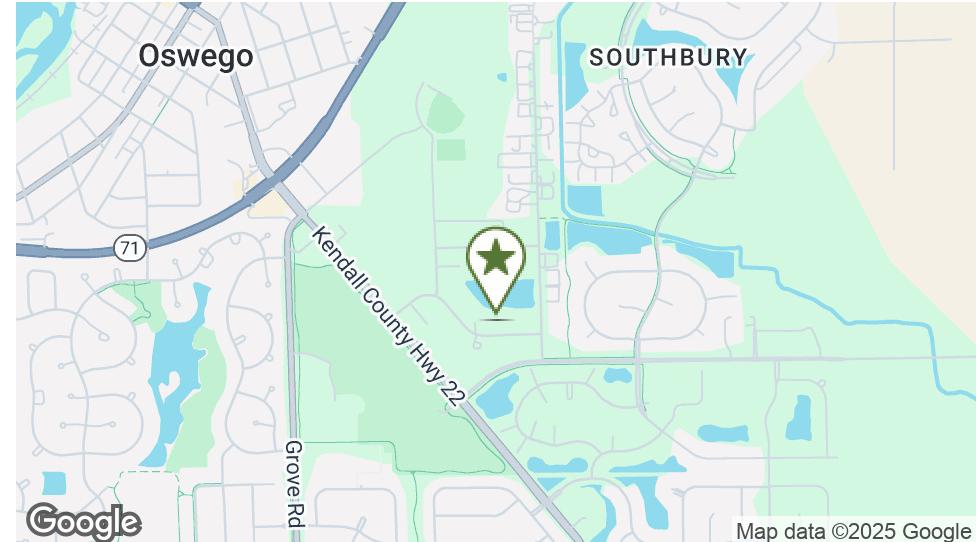
Oswego, IL 60543

WAREHOUSE/DISTRIBUTION FOR LEASE



john
greene
COMMERCIAL

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



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (Absolute Net)
Estimated CAM & Taxes:	\$3.25 psf
Lot Size:	1.19 Acres
Clear Height:	16 ft
Power:	3 Phase
Year Built:	2007
Total Building Size:	10,360± SF
Warehouse Size:	7,880± SF
Office Size:	2,500± SF
Zoning:	M-1, Limited Manufacturing District

Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

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 This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

PROPERTY OVERVIEW

10,360± sf stand-alone industrial building on 1.19± acres with a well-maintained exterior and updated office areas. Approximately 2,500± sf office includes a reception area, two restrooms, six private offices and a kitchenette. The 7,860± sf warehouse features open bay space, one restroom, radiant floor heating, four drive-in doors, and 16' clear height. Per Village Ordinance, outdoor storage permitted.

PROPERTY HIGHLIGHTS

- New roof completed November 2025
- Triple catch drain
- Radiant floor heating in warehouse
- Updated office area with six private offices
- Outdoor storage permitted
- Fully sprinklered

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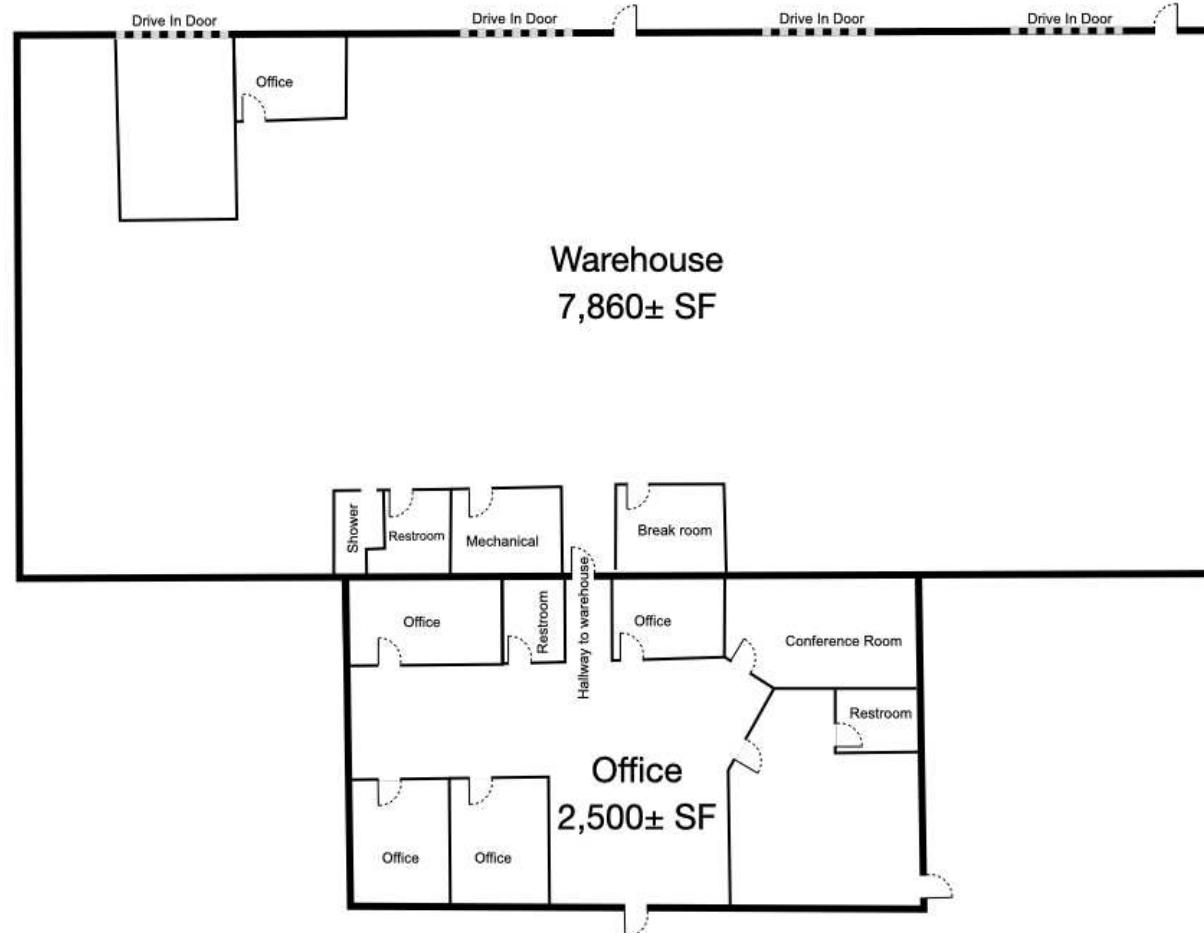
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Note: Floorplan is approximate. Not to scale.

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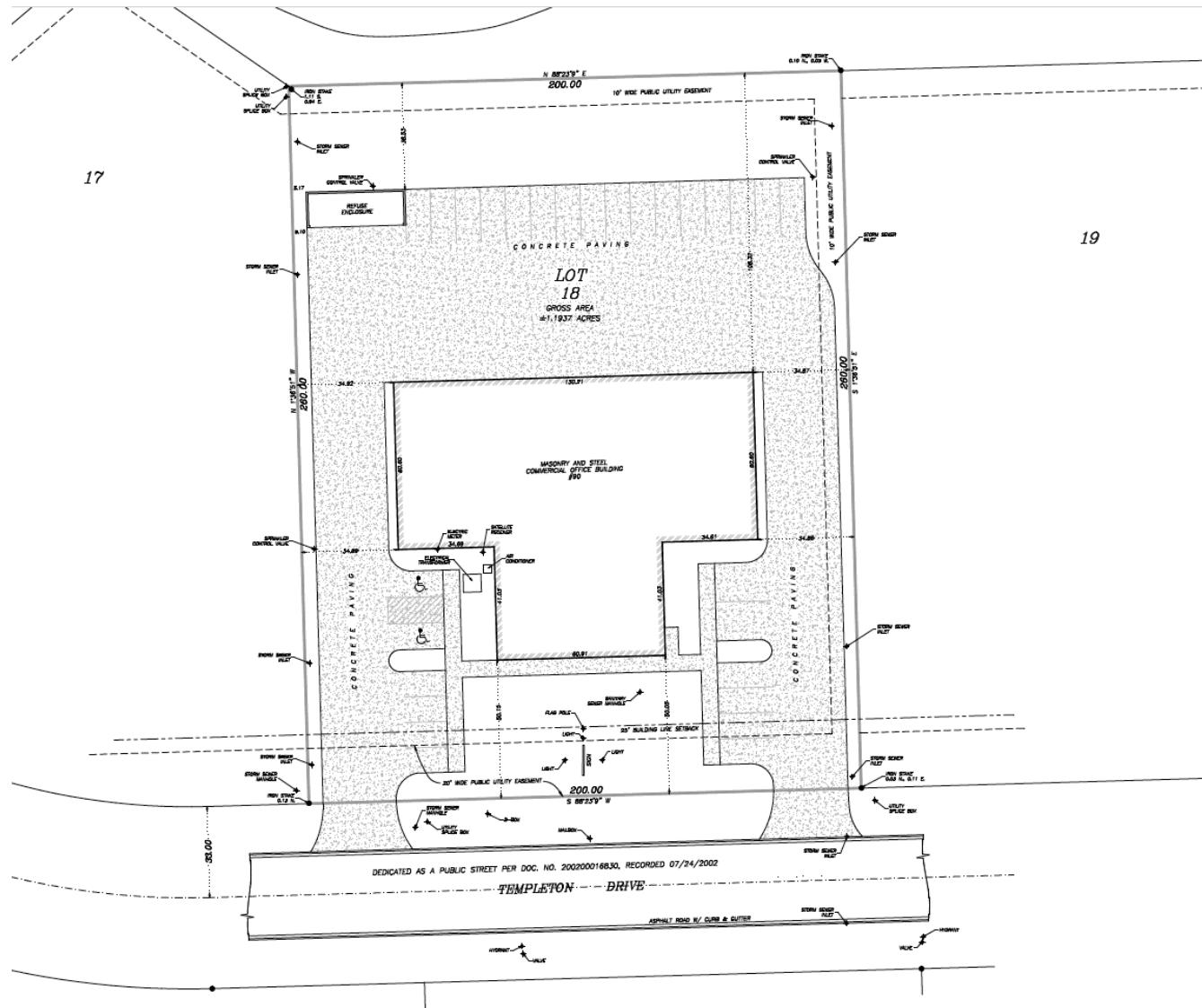
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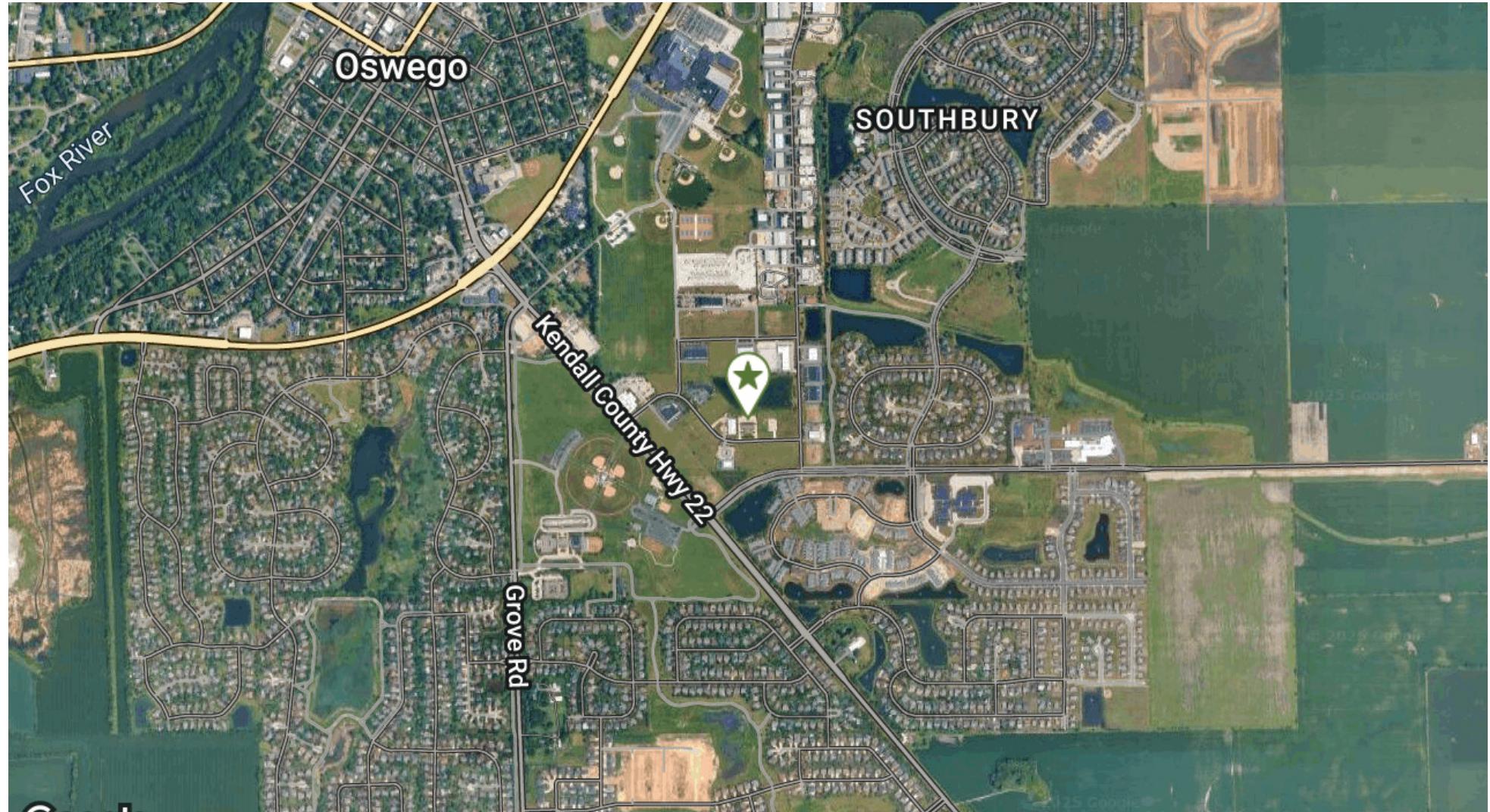
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