

For Sale

# Industrial/Flex Condo For Sale

700 N Peace Rd, Units A & D , Dekalb, IL 60115



## Property Highlights

- Close proximity to DeKalb Taylor Municipal Airport, I-88, IL Route 38 and Northern Illinois University
- Hard-to-find small flex condo
- Main floor is 7,140 SF and includes six private offices, break room with kitchenette, reception area, two restrooms, large area for workstations, two preparation/storage areas and a large warehouse/shop space
- Second floor is 2,575 SF and includes two private offices, a display area, preparation area, storage area and large area for workstations
- 1 DID (10'x14')
- Ceiling Height: 14'-16'
- Ample Parking
- Low DeKalb County Taxes

## Location Description

Located at the NEC of N Peach Rd and Pleasant St about 2.5 miles north of I-88

## Offering Summary

Sale Price:	\$699,000
Building Size:	9,715 SF
Lot Size:	7,200 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,948	16,497	22,981
Total Population	4,725	42,909	59,026
Average HH Income	\$76,078	\$76,650	\$78,597

## Dan J. Dolan

630.885.5785

djdolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.





For Sale

# Industrial/Flex Condo For Sale

700 N Peace Rd, Units A & D , Dekalb, IL 60115



**Dan J. Dolan**

630.885.5785

[djdolan@dolanmurphy.com](mailto:djdolan@dolanmurphy.com)

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



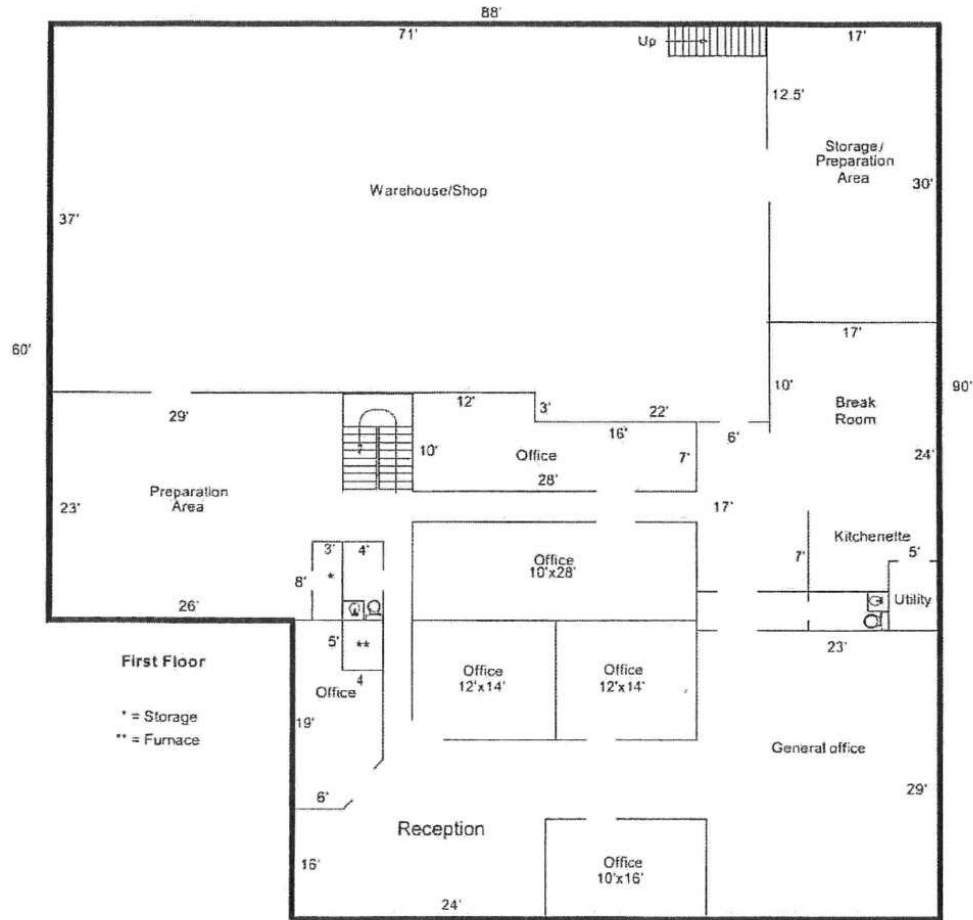


For Sale

# Industrial/Flex Condo For Sale

700 N Peace Rd, Units A & D , Dekalb, IL 60115

## FIRST FLOOR LAYOUT:



**Dan J. Dolan**

630.885.5785

djdolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.

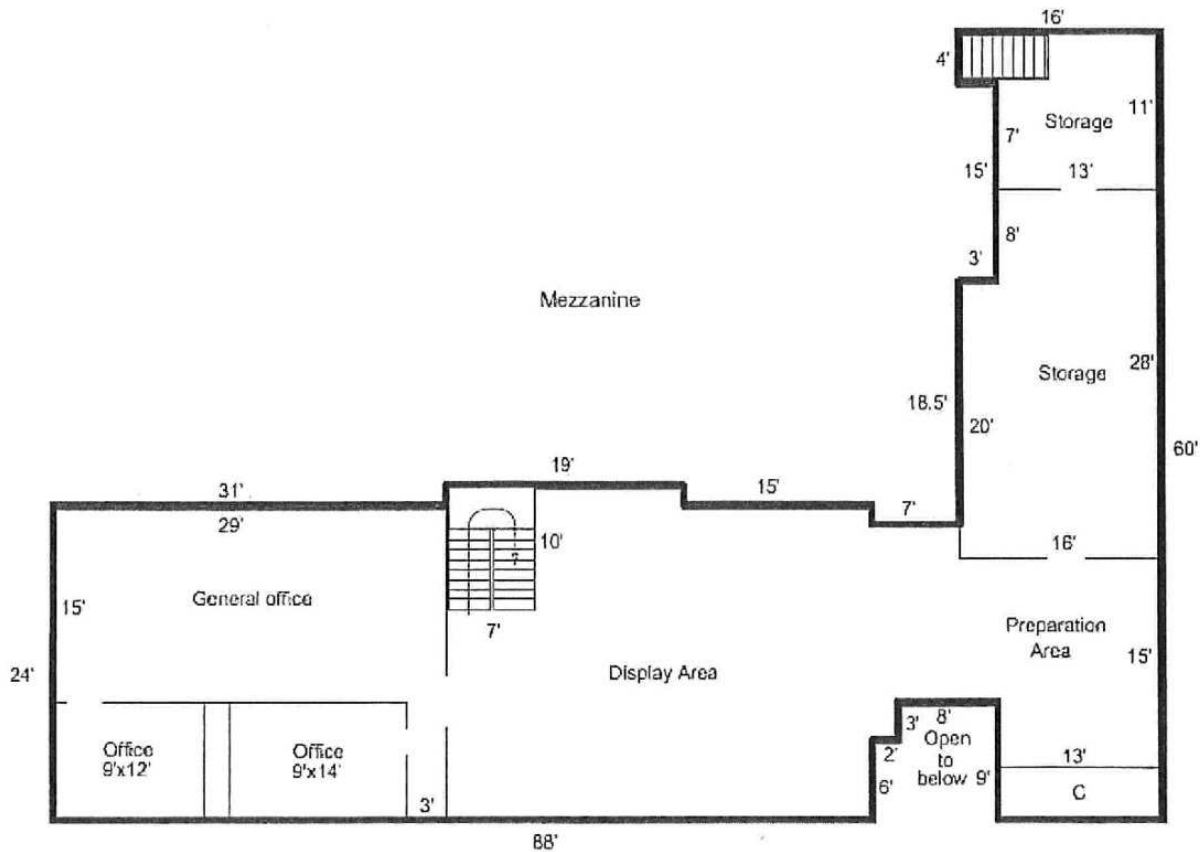


For Sale

# Industrial/Flex Condo For Sale

700 N Peace Rd, Units A & D , Dekalb, IL 60115

## MEZZANINE LAYOUT:



**Dan J. Dolan**

630.885.5785

djdolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.





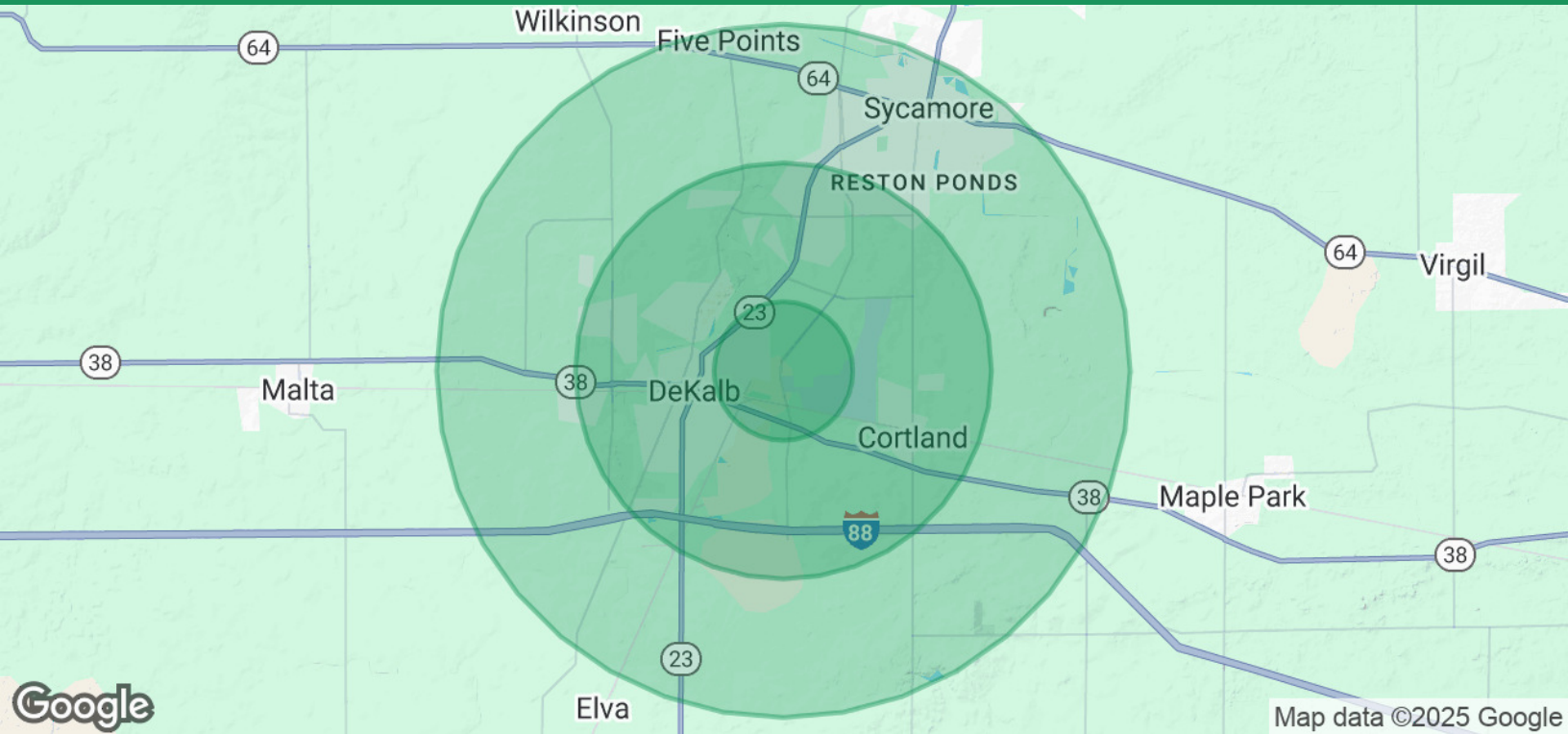




For Sale

# Industrial/Flex Condo For Sale

700 N Peace Rd, Units A & D , Dekalb, IL 60115



Population	1 Mile	3 Miles	5 Miles
Total Population	4,725	42,909	59,026
Average Age	38	36	36
Average Age (Male)	37	35	35
Average Age (Female)	38	37	37
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,948	16,497	22,981
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$76,078	\$76,650	\$78,597
Average House Value	\$213,488	\$234,544	\$243,410

Demographics data derived from AlphaMap

**Dan J. Dolan**  
630.885.5785  
djdolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506  
The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.

