

Industrial Property For Sale / Lease

825 E NORTH ST

Elburn, IL 60119



SIZE:

7,800 SF

ADDRESS:

825 E North St Elburn, IL 60119

ZONING:

M1

SUMMARY:

7,800 SF Industrial building featuring approximately 1,500 SF of office space on 1.59 acres. The property offers fenced and graveled outdoor storage, four drive-in doors-including (1) 14' x 14' door and (3) 10' x 12' doors-and convenient drive through access.

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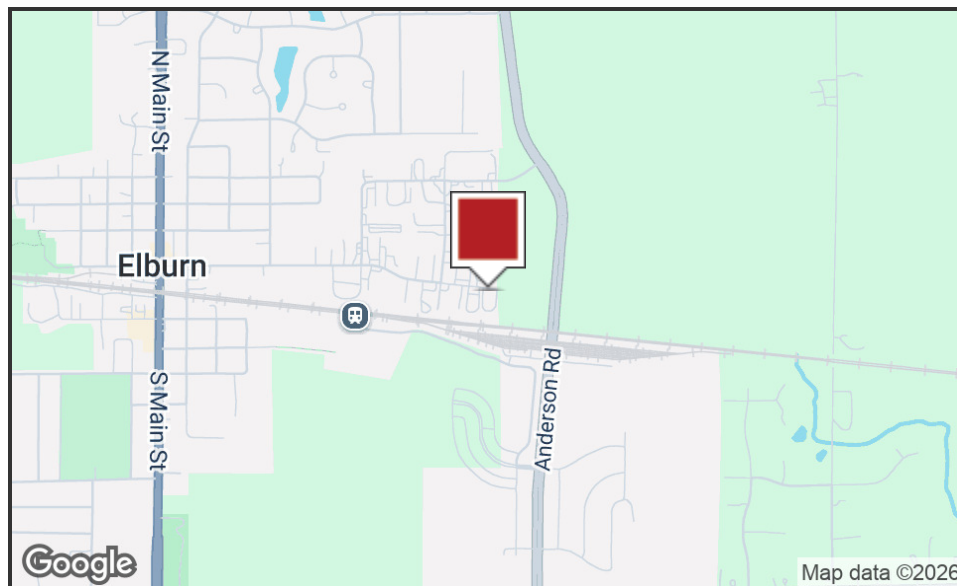
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,200,000
Lease Rate:	\$16 SF/yr (NNN)
Building Size:	7,800 SF
Available SF:	7,800 SF
Lot Size:	1.59 Acres
Zoning:	M1
Taxes:	\$16,347

PROPERTY OVERVIEW

This versatile industrial property is well suited for a variety of users, including truck and trailer parking, truck repair, automotive repair, landscaping operations, General contractors, and outdoor storage.

PROPERTY HIGHLIGHTS

- Fenced & graveled outdoor storage
- 4 Drive in doors
- Drive thru access
- Truck & trailer parking
- 1.59 acre site
- 1,500 SF of office space

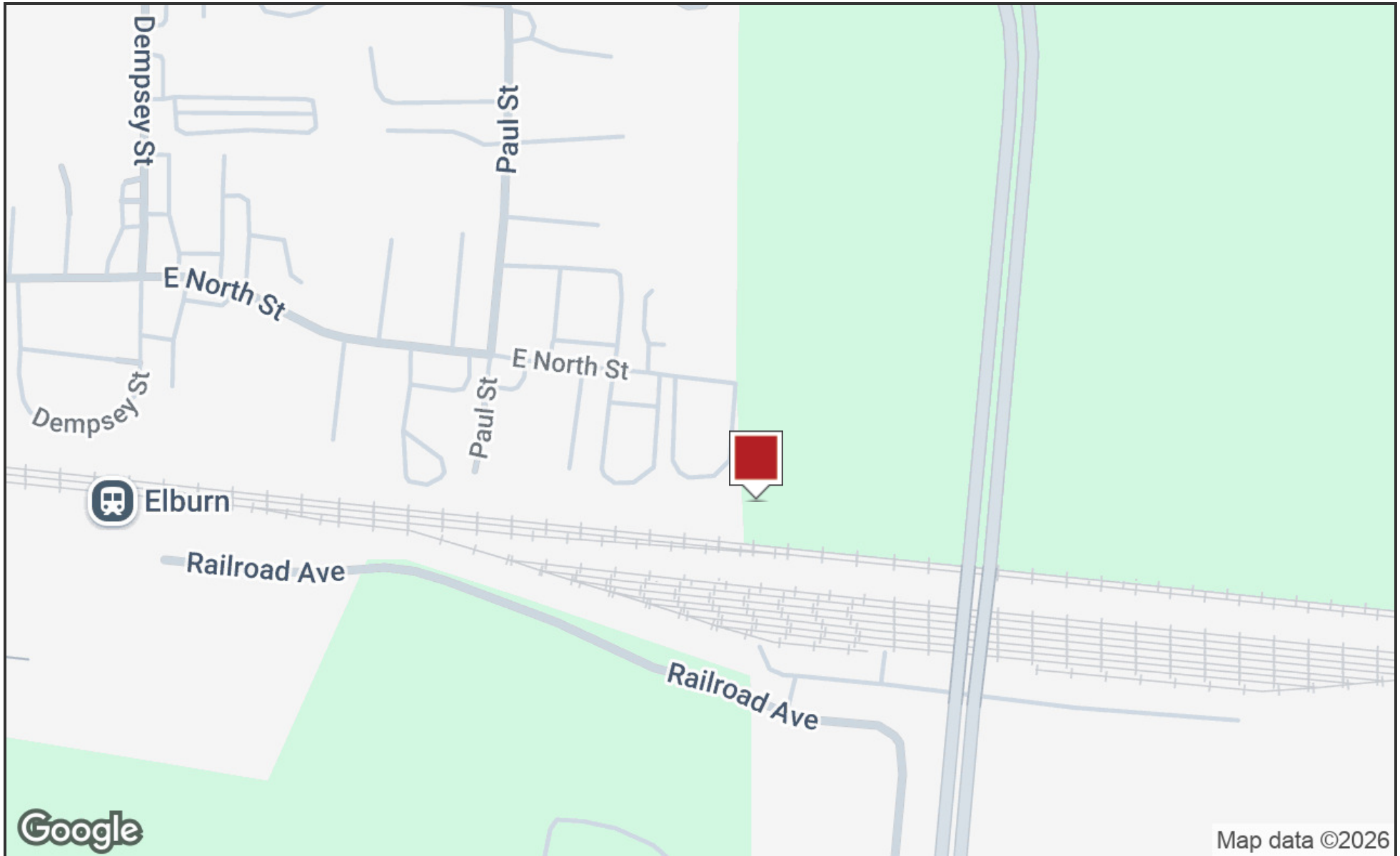
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Location Map



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Office Photos



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Warehouse & Exterior Photos



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Exterior Photos



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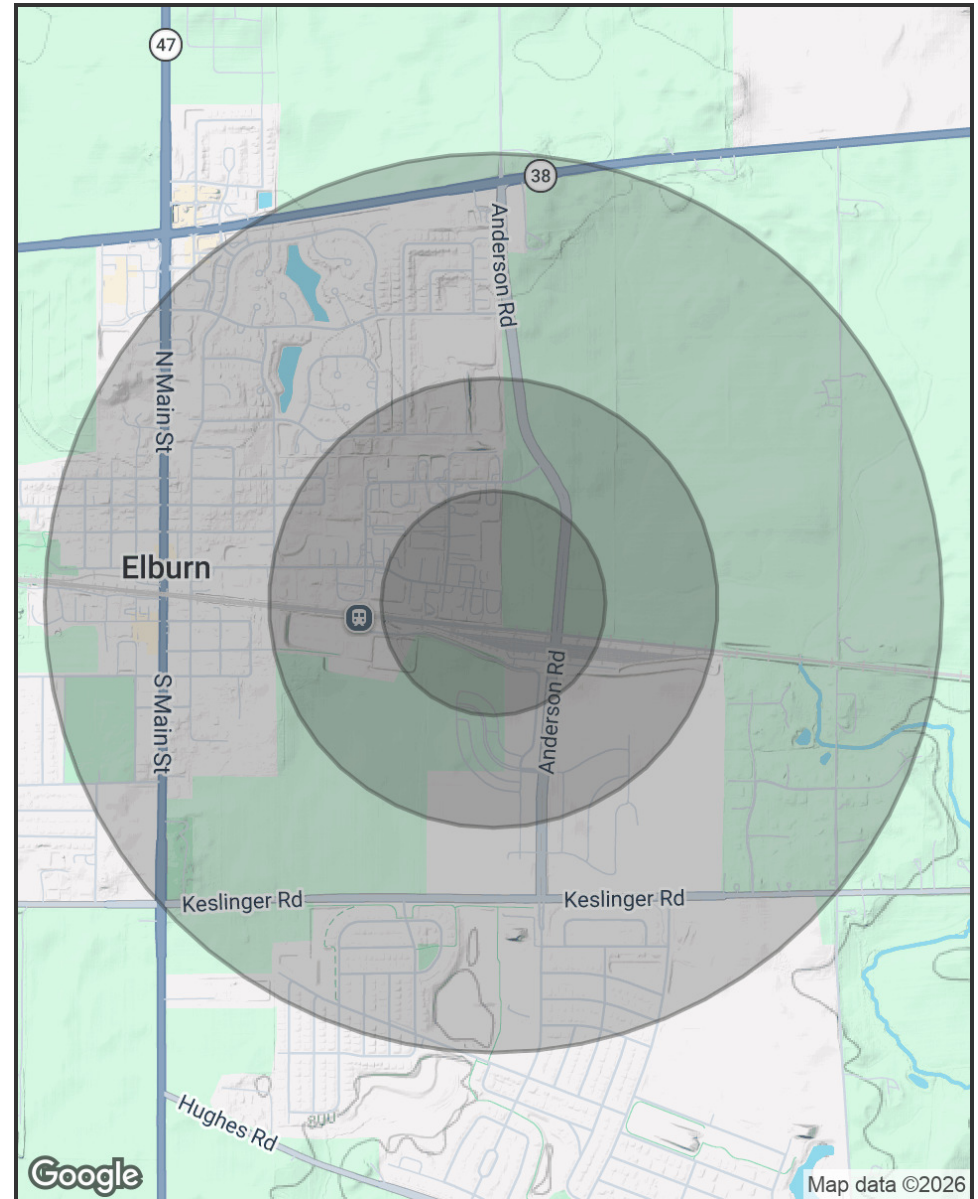
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	99	386	1,399
Average Age	35.6	36.3	39.3
Average Age (Male)	30.7	32.0	36.6
Average Age (Female)	35.9	36.6	39.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	36	141	530
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$81,253	\$90,060	\$116,642
Average House Value	\$347,722	\$338,060	\$345,846

2023 American Community Survey (ACS)



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