

***FOR SALE
OR LEASE***

kwCOMMERCIAL



FORTINO
REAL ESTATE GROUP

OWNER-USER/VALUE-ADD INDUSTRIAL OPPORTUNITY

633 ENTERPRISE, DEKALB, IL 60115 | OFFERING MEMORANDUM

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633

PROPERTY OVERVIEW

633 Enterprise Ave is a 20,000 SF multi-tenant industrial/flex building in DeKalb's growing Enterprise Center. Built in 1999, the property sits on 1.63 acres and features five units, four drive-in doors, a shared exterior dock, and 18'-20' clear heights. With heavy industrial zoning, 200-400 amp 3-phase power, and a full sprinkler system, the building is ready for a wide range of industrial, warehouse, or service-oriented users.

Currently 25% occupied, this property presents a strong value-add opportunity for investors or owner-users looking to lease-up or expand. Offered at \$1,395,000 or \$7.50/SF base plus \$1.98/SF EST CAM, 633 Enterprise Ave offers strong functionality in a growing market area minutes from I-88 and major regional employers.

PROPERTY DETAILS

Property Address	633 Enterprise Ave, DeKalb, IL 60115
Property Type	Multi Tenant - Industrial, Flex
Offering Price	\$1,395,000
Price Per SF	\$69.75
Lease Rate	\$7.50/SF Base + Est. CAM \$1.98/SF (MG)
Building Size	20,000 SF
# Units	5
Occupancy	25%
Lot Size	1.63 AC
Year Built	1999
Zoning	H-I (Heavy Industrial)
Power	200-400 Amp 3 Phase
HVAC	GFA
Sprinkler System	Yes
Construction Type	Metal
Roof Type / Age	Corrugated Steel Roof
Clear Height	18'-20'
Drive In Doors	DID (4) 12'14', Shared Exterior Dock
PIN	08-24-201-010
Taxes	\$21,600 (2024)

PROPERTY HIGHLIGHTS



FLEXIBLE INDUSTRIAL/FLEX SPACE

The 20,000 SF industrial/flex building offers five units designed to accommodate a range of business operations. The property features 18'–20' clear ceiling heights, four convenient drive-in doors, and a shared exterior loading dock, providing functionality for both warehousing and light manufacturing users.



VALUE-ADD OPPORTUNITY

Currently 25% occupied, the property presents significant upside potential for investors or owner-users through strategic lease-up or repositioning.



DURABLE CONSTRUCTION & SYSTEMS

Built to last, the metal structure includes a corrugated steel roof, a full fire sprinkler system, and reliable HVAC with gas-forced air heating.



STRATEGIC LOCATION

Situated on 1.63 acres within the DeKalb Enterprise Center, the property benefits from easy access to I-88 and proximity to the surrounding industrial corridor. This prime location offers strong connectivity for logistics, suppliers, and workforce.

I-88 (Ronald Reagan
Memorial Tollway)
~3.5 Miles South

IL-38 (Lincoln
Highway/Elm Street)
~1 Mile North

IL-23 (Main Street)
~1.5 Miles East



Common Loading Dock



Suite 4
12'14" DID

Suite 2
12'14" DID

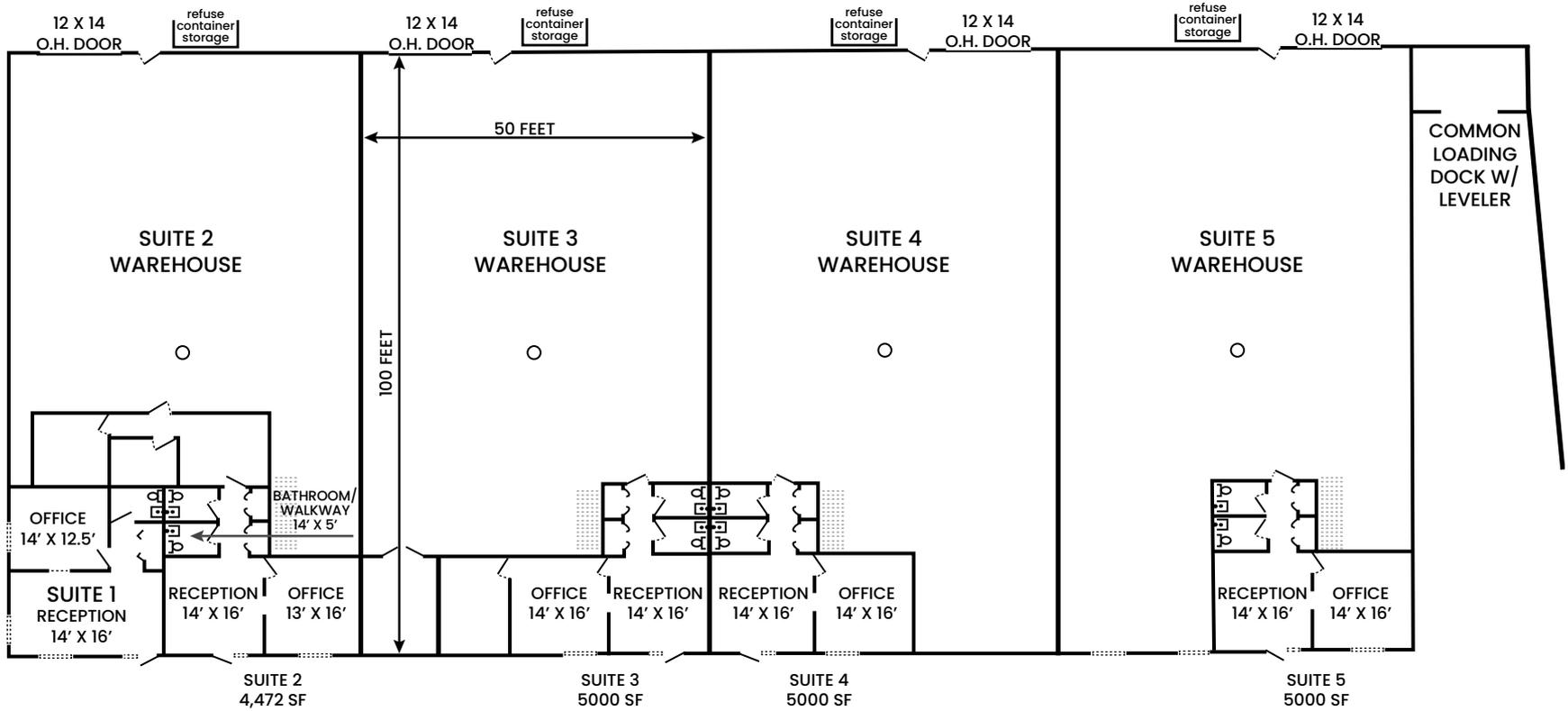
Suite 5
12'14" DID

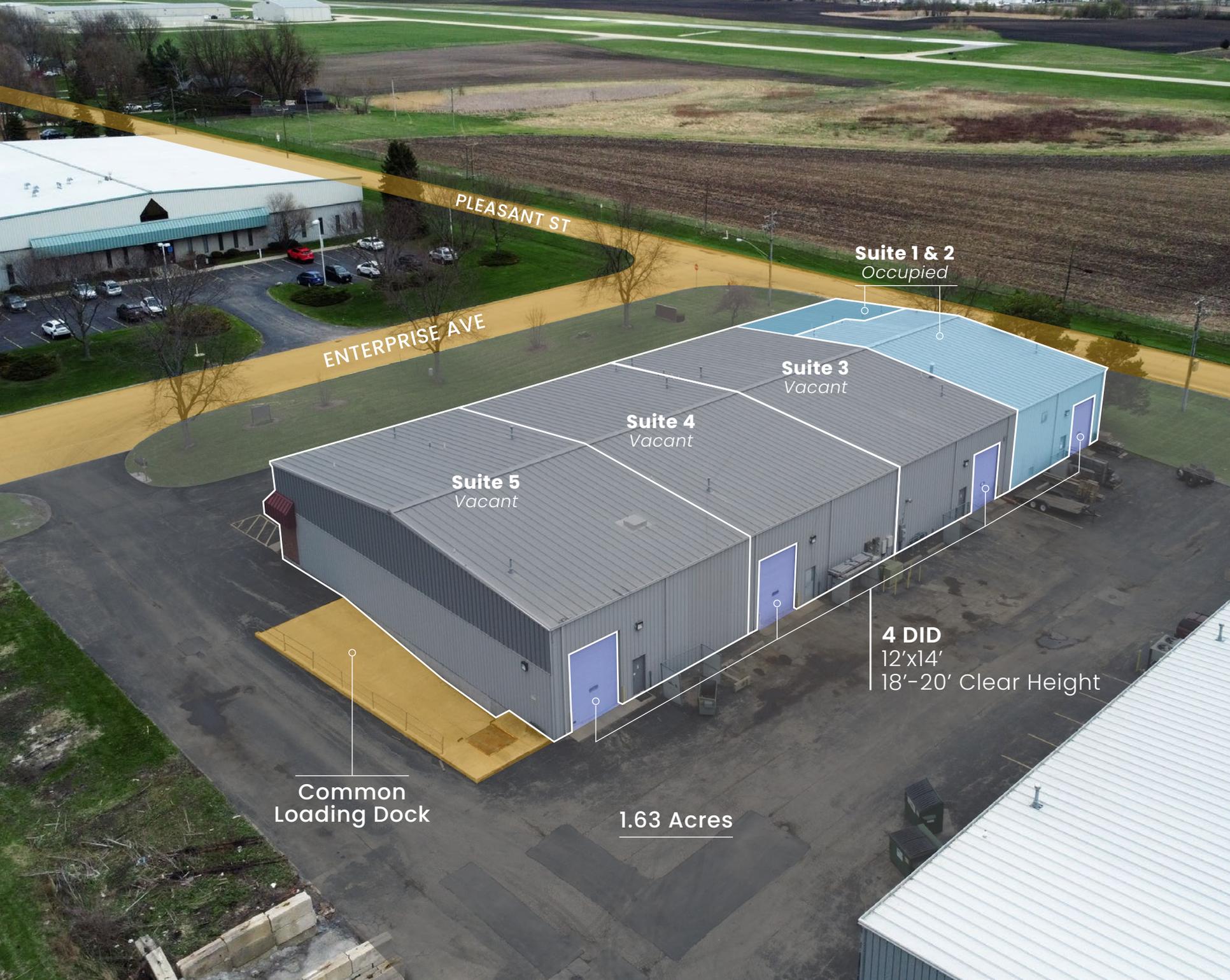
Suite 3
12'14" DID



Suite 1

BUILDING FLOOR PLAN





PLEASANT ST

ENTERPRISE AVE

Suite 1 & 2
Occupied

Suite 3
Vacant

Suite 4
Vacant

Suite 5
Vacant

Common
Loading Dock

4 DID
12'x14'
18'-20' Clear Height

1.63 Acres

LEASE DETAILS

SUITE 1 SUMMARY - LEASED

Total Suite Size:	1,104 SF*
Lease Type:	Modified Gross Lease
Suite Type:	Office
Annual Income:	\$11,040
Annual Rent Increases:	3%
Lease Expiration:	5/31/28
<i>*Downstairs (finished space) - 528 SF</i>	
<i>*Upstairs (unfinished space) - 576 SF</i>	

SUITE 2 SUMMARY - LEASED

Total Suite Size:	4,472 SF
Lease Type:	Modified Gross Lease
Suite Type:	Warehouse
Annual Income:	\$36,672
Lease Expiration:	5/31/26
Drive in Door / Clear Height:	12'x14' / 18'-20'

SUITE 3 SUMMARY - VACANT

Total Suite Size:	5,000 SF
Total Office:	950 SF
Bonus Mezzanine Space:	950 SF
Lease Type:	Modified Gross Lease
Suite Type:	Warehouse & Office
Asking Rental Rate:	\$7.50/SF Base + Est. CAM \$1.98/SF
Drive in Door / Clear Height:	12'x14' / 18'-20'

SUITE 4 SUMMARY - VACANT

Total Suite Size:	5,000 SF
Total Office:	625 SF
Bonus Mezzanine Space:	625 SF
Lease Type:	Modified Gross Lease
Suite Type:	Warehouse & Office
Asking Rental Rate:	\$7.50/SF Base + Est. CAM \$1.98/SF
Drive in Door / Clear Height:	12'x14' / 18'-20'

SUITE 5 SUMMARY - VACANT

Total Suite Size:	5,000 SF
Total Office:	625 SF
Bonus Mezzanine Space:	625 SF
Lease Type:	Modified Gross Lease
Suite Type:	Warehouse & Office
Asking Rental Rate:	\$7.50/SF Base + Est. CAM \$1.98/SF
Drive in Door / Clear Height:	12'x14' / 18'-20'



Suite 3



Suite 4

DEKALB, ILLINOIS

Historically rooted in manufacturing and agribusiness, DeKalb, Illinois has evolved into a regional hub blending industrial growth, education, and small-city livability. Located about 65 miles west of Chicago in DeKalb County, the city is home to roughly 40,000 residents, with the broader county nearing 100,000. The presence of Northern Illinois University (NIU) helps create a balance of college-town vibrancy and Midwestern charm, with a revitalized downtown featuring local restaurants, coffee shops, music venues, and farmers markets.

DeKalb has seen momentum in industrial and commercial development with six targeted business districts, including corridors along IL-23, East Lincoln Highway, and Peace Road near I-88. In 2020, two major projects highlighted DeKalb's growing appeal: Ferrara Candy Company established a \$100 million, 1.6 million SF distribution and packaging center, and Meta Platforms (Facebook) launched an \$800 million data center campus along the I-88 corridor. These developments have reinforced DeKalb's reputation as an emerging hub for manufacturing, logistics, and technology, while contributing to local job creation and infrastructure upgrades.

With its strong community, easy access to I-88 and I-39, and growing industrial base, DeKalb stands out as a convenient and connected hub in northern Illinois.

CEVA DEKALB
K&M TIRE

Lata's Bagels

DEKALB TAYLOR
MUNICIPAL AIRPORT

SUBJECT PROPERTY

FRITO-LAY DEKALB
ALLOYD
CRESCENT ELECTRIC
ECOWATER SYSTEMS
DEKALB FORGE
DEKALB MECHANICAL
UNIFIED WIRE
FERGUSON ATERWORKS

NEHRING ELECTRICAL
WORKS

DEKALB HIGH
SCHOOL

Bath & Body Works®
 AspenDental

DOWNTOWN DEKALB



IL-38 (LINCOLN HWY)

DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT

	3 miles	5 miles
2024 Population	43,513	61,810
2024 Households	16,907	24,059
Avg Household Size	2.30	2.30
Median Home Value	\$171,595	\$181,301
Avg Household Income	\$70,131	\$73,514
Median Age	29.60	30.30



Education

Some High School, No Diploma	2,364	2,857
High School Graduate	6,330	8,741
Some College, No Degree	8,630	12,118
Associate Degree	3,021	3,677
Bachelor's Degree	5,434	8,401
Advanced Degree	3,630	5,741

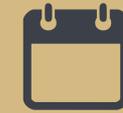


Employment

Civilian Employed	22,420	31,866
Civilian Unemployed	1,513	1,858
Civilian Non-Labor Force	10,989	15,855
U.S. Armed Forces	30	48



3-MILE POPULATION:
43,513



MEDIAN AGE
29.60



AVERAGE HOUSEHOLD INCOME
\$70,131

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