

# 90 Templeton Drive

Oswego, IL 60543

WAREHOUSE/DISTRIBUTION FOR SALE



john  
green  
COMMERCIAL

# 90 Templeton Drive | Oswego, IL 60543

## WAREHOUSE/DISTRIBUTION FOR SALE

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



### OFFERING SUMMARY

Sale Price:	\$1,550,000
Lot Size:	1.19 Acres
Clear Height:	16 ft
Power:	3 Phase
Year Built:	2007
Total Building Size:	10,360± sf
Warehouse Size:	7,860± sf
Office Size:	2,500± sf
Zoning:	M-1, Limited Manufacturing District
Taxes:	\$17,579

### 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 This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice.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, radiant floor heating, one restroom, four drive-in doors, and 16' clear height. Per Village Ordinance, outdoor storage permitted. The building will be vacant at the time of sale.

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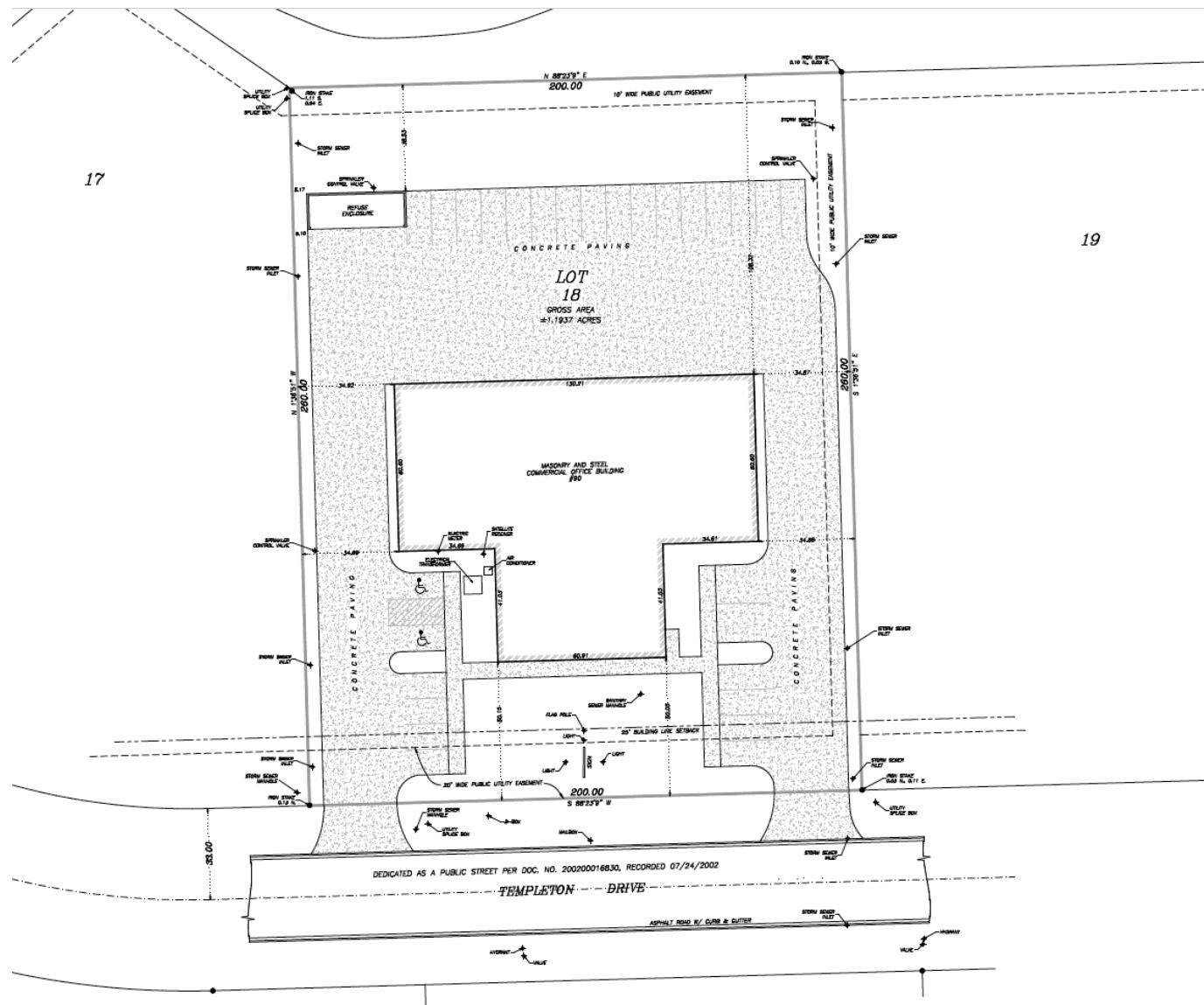
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john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



Jon Waldron

jonwaldron@johngreenecommercial.com

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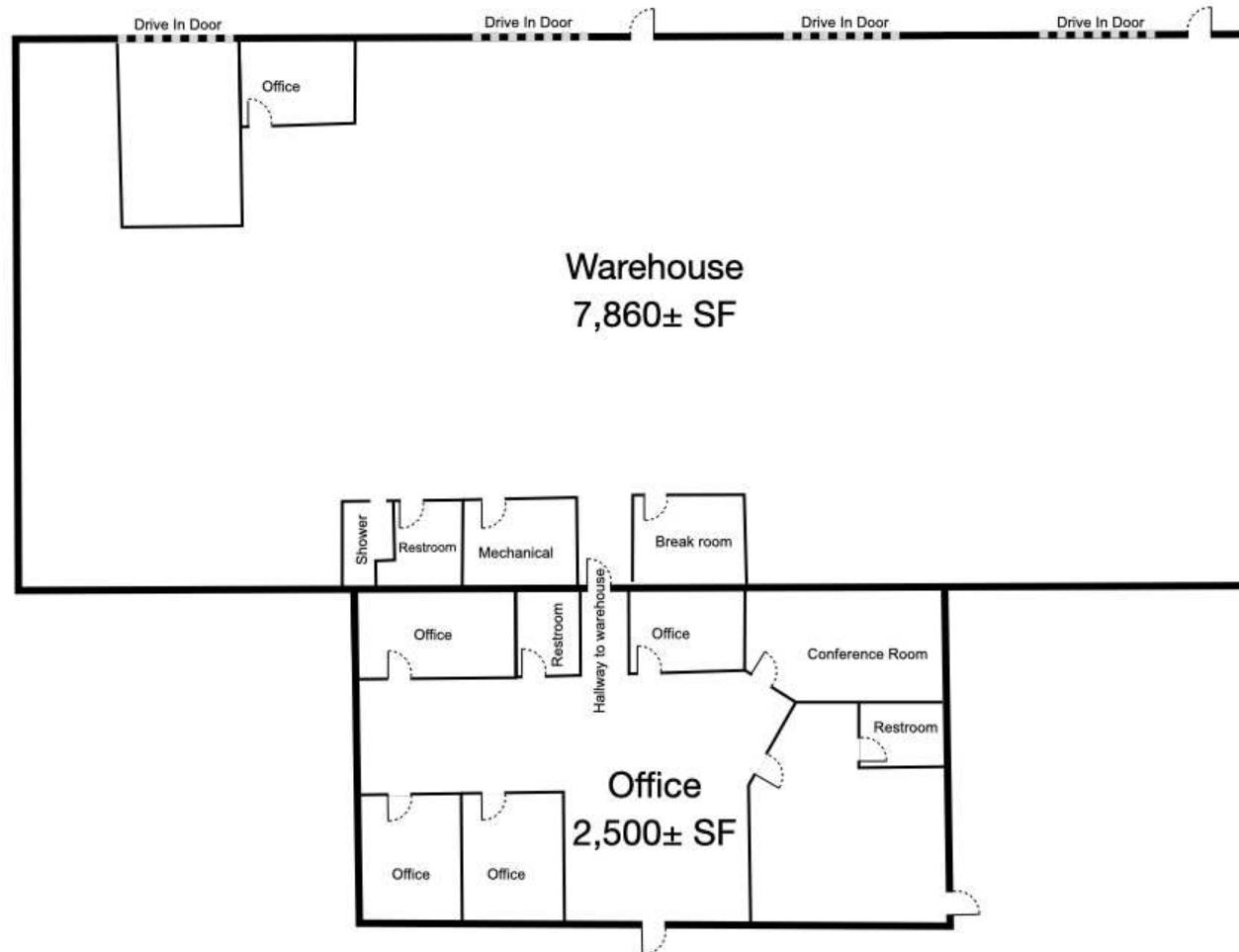
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Note: Floorplan is approximate. Not to scale.

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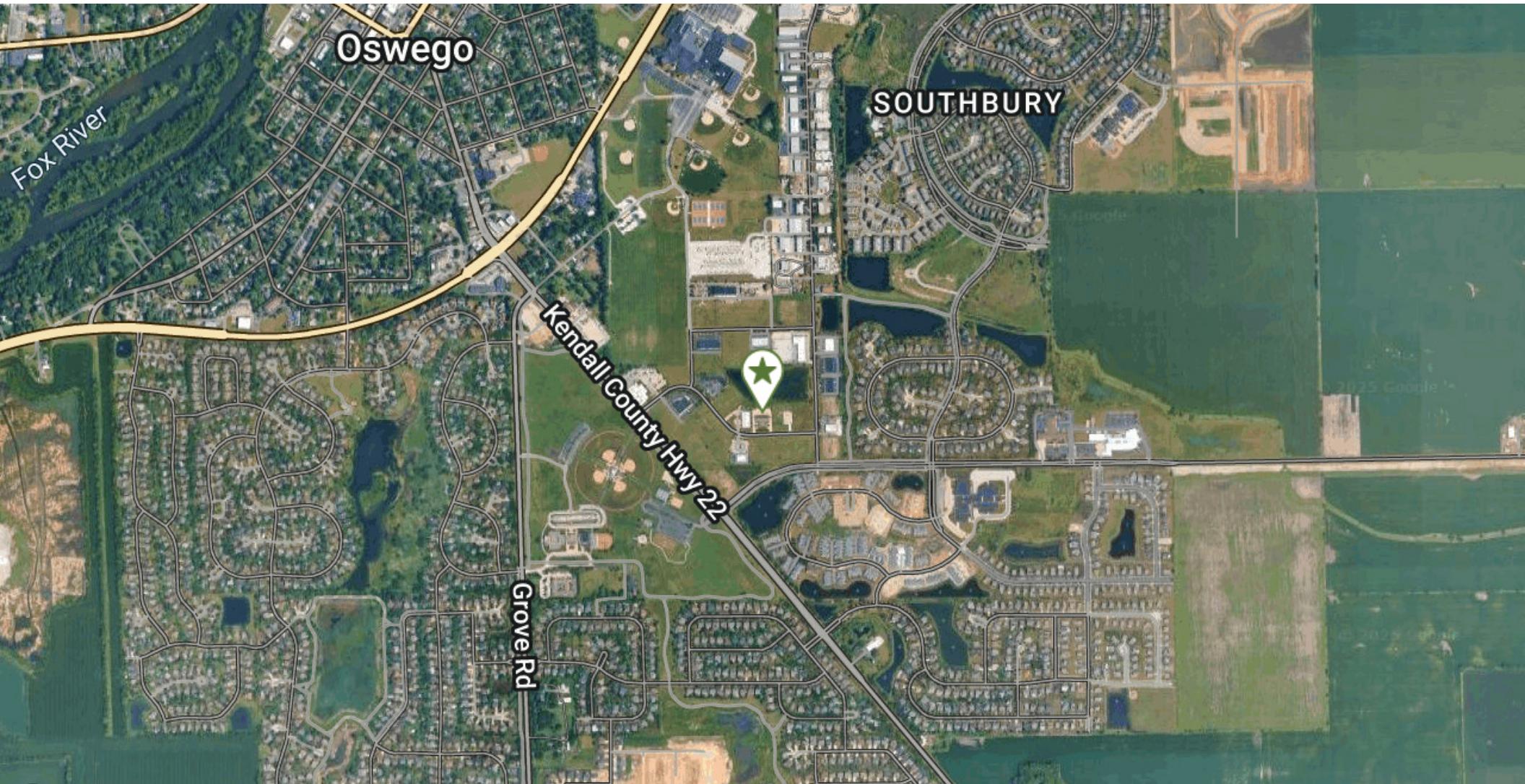
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