

90 Templeton Drive

Oswego, IL 60543

WAREHOUSE/DISTRIBUTION FOR SALE



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WAREHOUSE/DISTRIBUTION FOR SALE

john greene 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

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

Jon Waldron

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815.693.0544

The information contained herein is from sources john greene 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 This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

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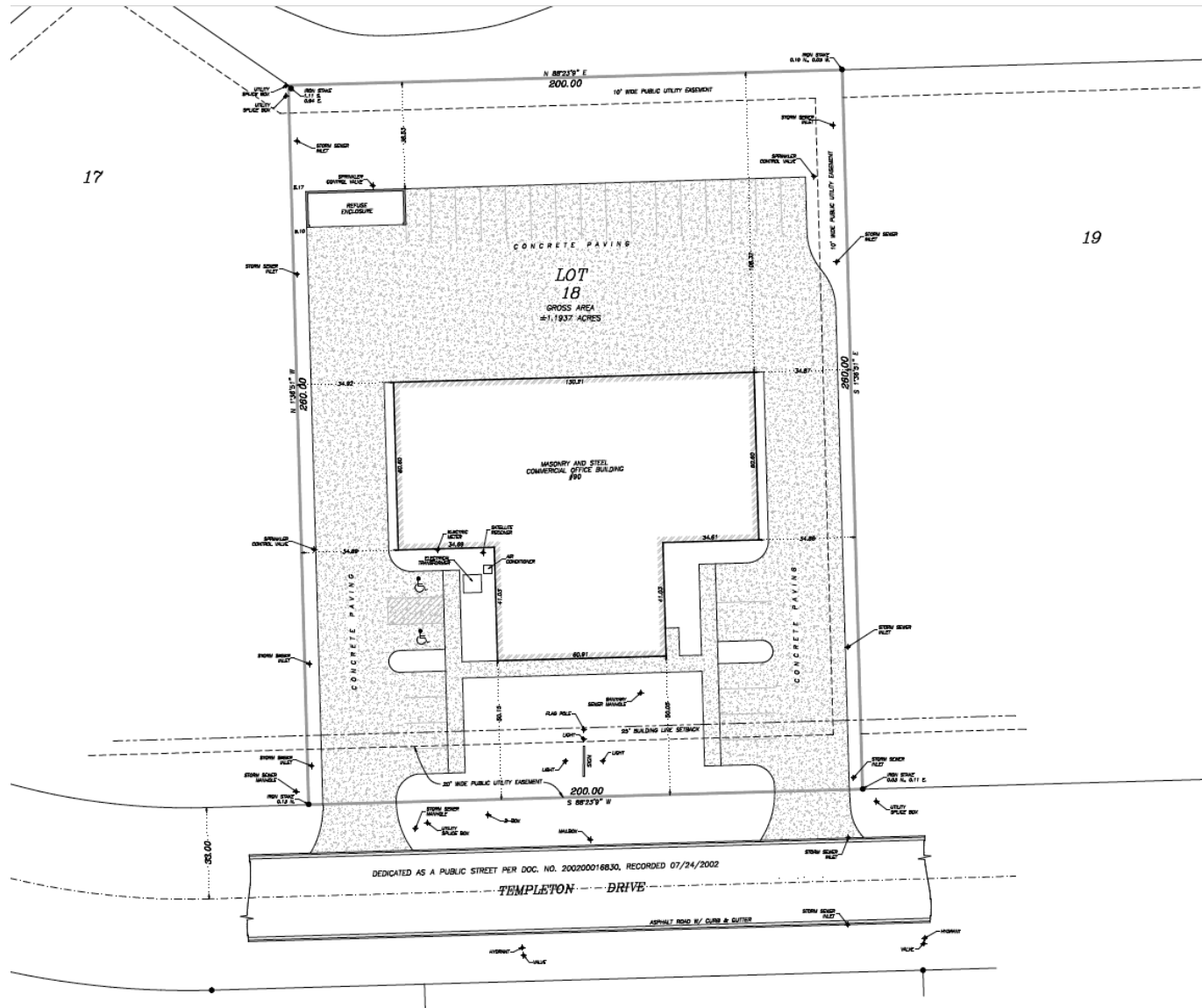
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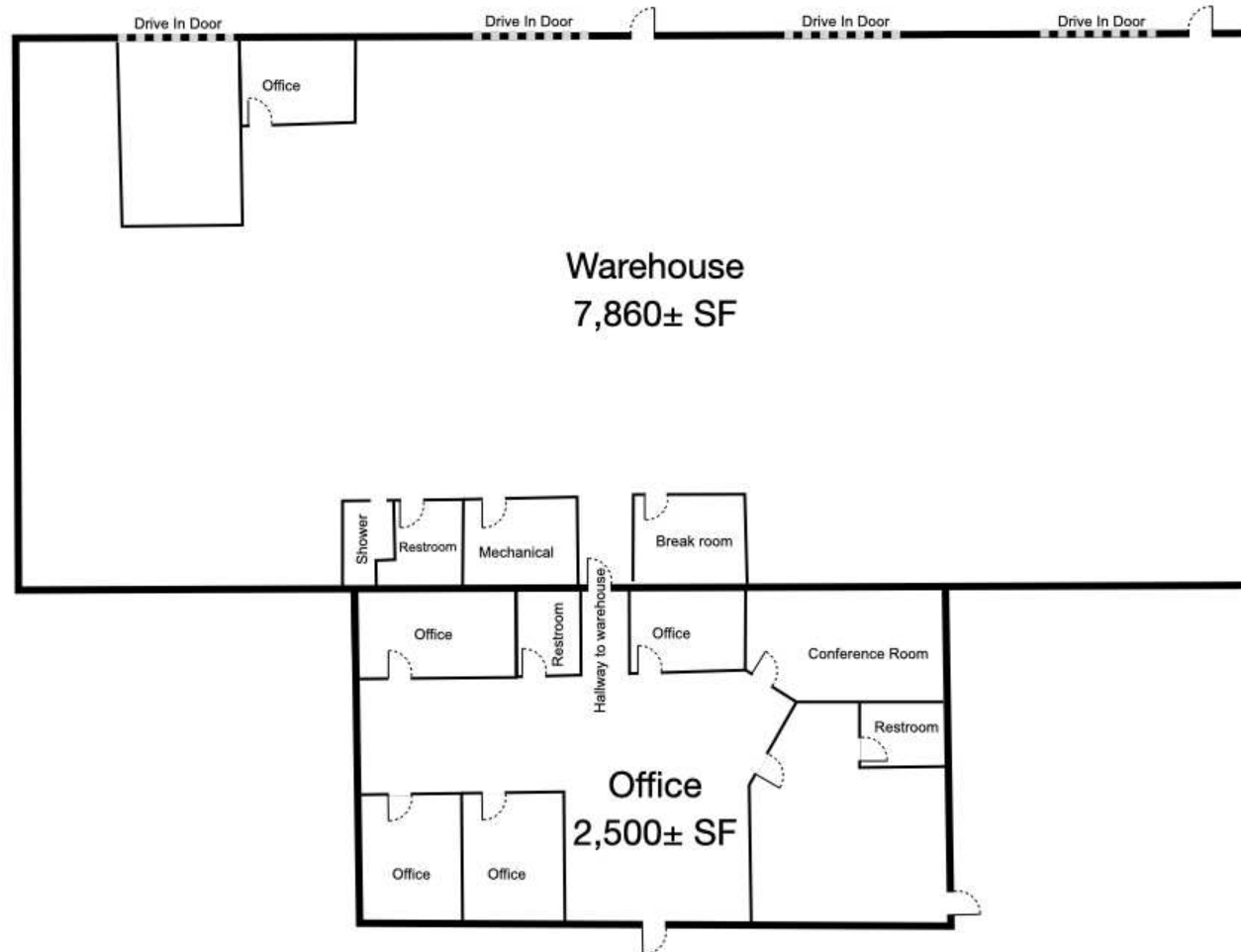
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Note: Floorplan is approximate. Not to scale.

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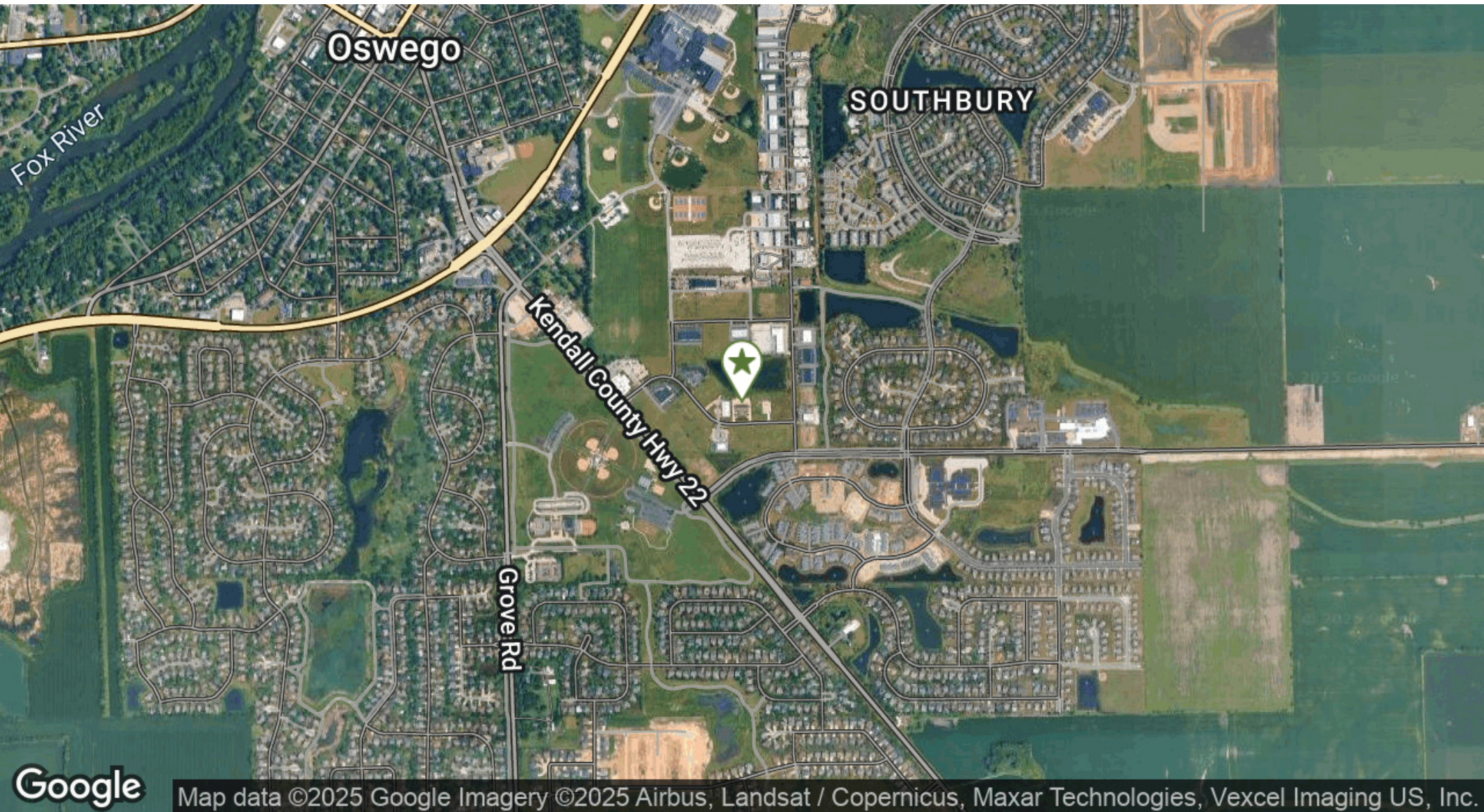
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