

# 9 Enterprise Drive

La Salle, IL 61301

COMMERCIAL WAREHOUSE FOR LEASE



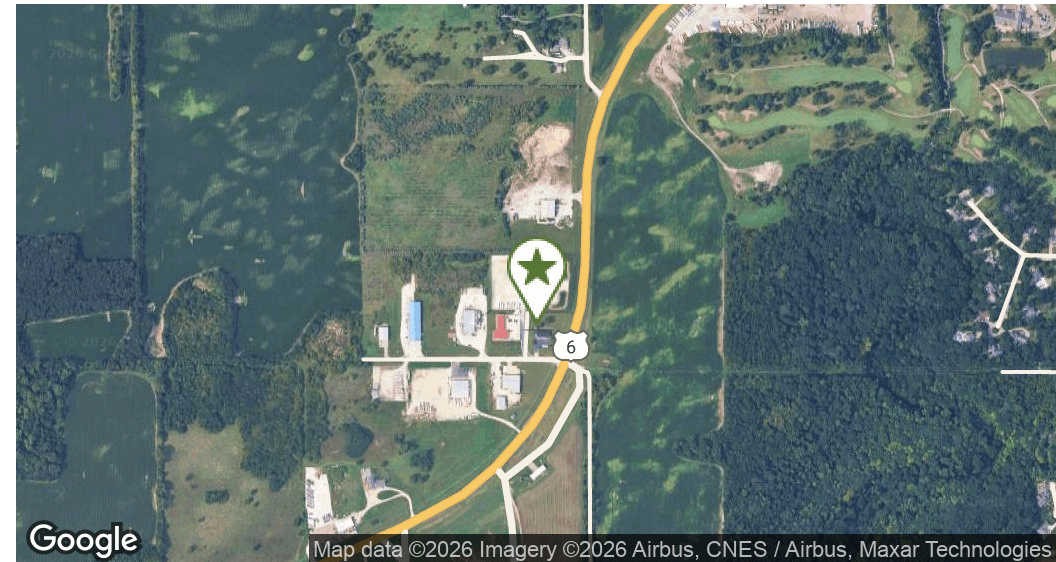
john  
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# 9 Enterprise Drive | La Salle, IL 61301

## COMMERCIAL WAREHOUSE FOR LEASE

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



### OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (Gross)
Building Size:	2,592± SF
Lot Size:	1.1± AC
Year Built:	1997
Zoning:	M-1 (Light Industrial - LaSalle County)
Traffic Count:	6,250 (US Highway 6)

### PROPERTY OVERVIEW

Now available for lease: 2,592 SF of newly refreshed commercial space at 9 Enterprise Drive in LaSalle, offering excellent visibility off US 6 and convenient access to two major interstates. Zoned M-1 Light Industrial, the space features a large front showroom or retail area, two private offices, a break room, two restrooms, and a 776± SF warehouse area with an overhead door. Central heat and A/C serve the entire building. The property has just received new flooring and fresh interior paint, providing a clean, move-in-ready environment. Signage is available near the intersection of US 6 and Enterprise as well as on the building. This space is an ideal fit for many including contractors, service businesses, small retailers, wholesalers, or any user who could benefit from flexible M-1 zoning without the compromise of high visibility. Contact today to schedule a private tour!

### PROPERTY HIGHLIGHTS

- High Visibility: Available Signage along US Highway 6
- Easy Access to I-39 and I-80
- Flexible Zoning: M-1 Light Industrial
- 776± SF warehouse area with overhead door

#### Mike Waseen

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630.360.1196

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 This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice.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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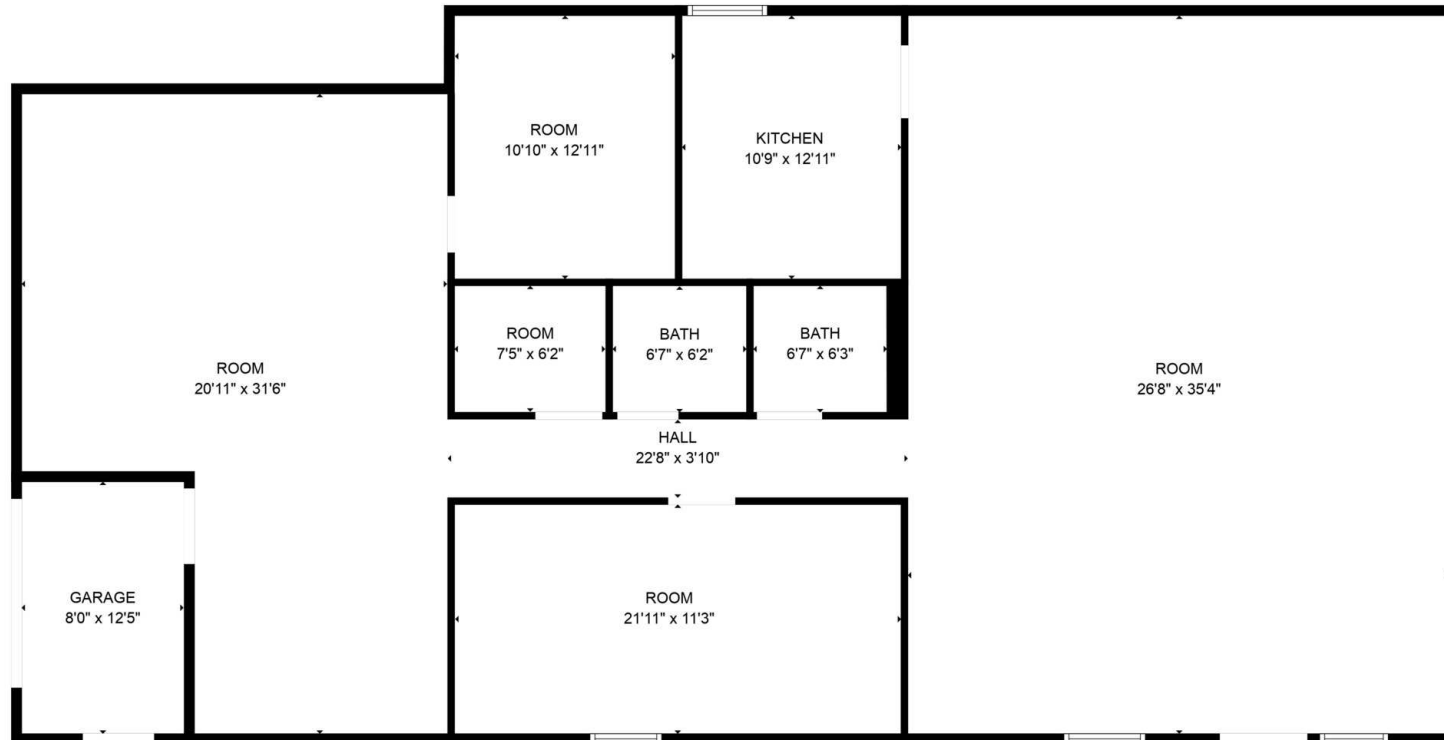
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Floor Plan

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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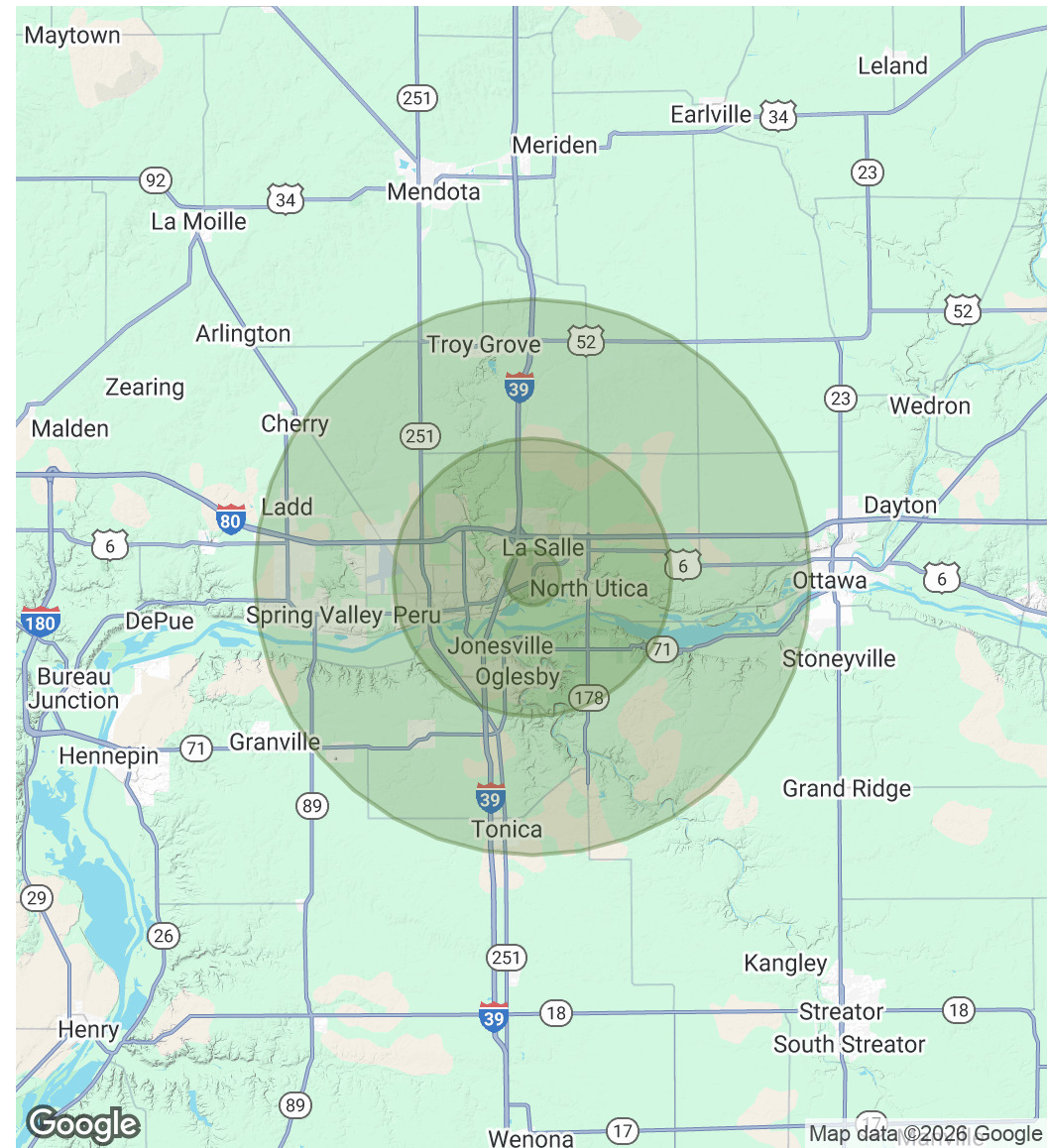
### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	155	18,909	42,549
Average Age	42.8	40.3	41.4
Average Age (Male)	44.1	39.8	40.7
Average Age (Female)	41.5	40.9	42.6

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	63	7,789	17,712
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$66,437	\$60,398	\$60,601
Average House Value		\$139,764	\$136,994

2020 American Community Survey (ACS)



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