

4.54 Acres

Redevelopment Land For Sale



BROWN
COMMERCIAL GROUP, INC.

30W155 CALUMET AVE. W, WARRENVILLE, IL 60555



LOCATION DESCRIPTION

Established industrial area with easy access to major transportation routes. 1.8 miles from full Rt. 59 / I-88 interchange.

PROPERTY OVERVIEW

- 4.54 Acre Redevelopment Site
- Utilities to Site
- Warrenville sewer and water at both north and south ends of the property
- Zoned M-1 Industrial/Manufacturing
- Outside Storage Potential (pending City approval)
- Access from both Youghal Rd. and Calumet Ave.
- Taxes: \$25,361 (2024)
- Sale Price: \$1,449,000 (\$7.32/SF)
- Recent Price Reduction of \$330,000!
- Motivated Seller!



MIKE ANTONELLI, SIOR

847.758.9200 x307

MANTONELLI@BROWNCOMMERCIAL.COM

MATT HANSON

847.758.9200 x309

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1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

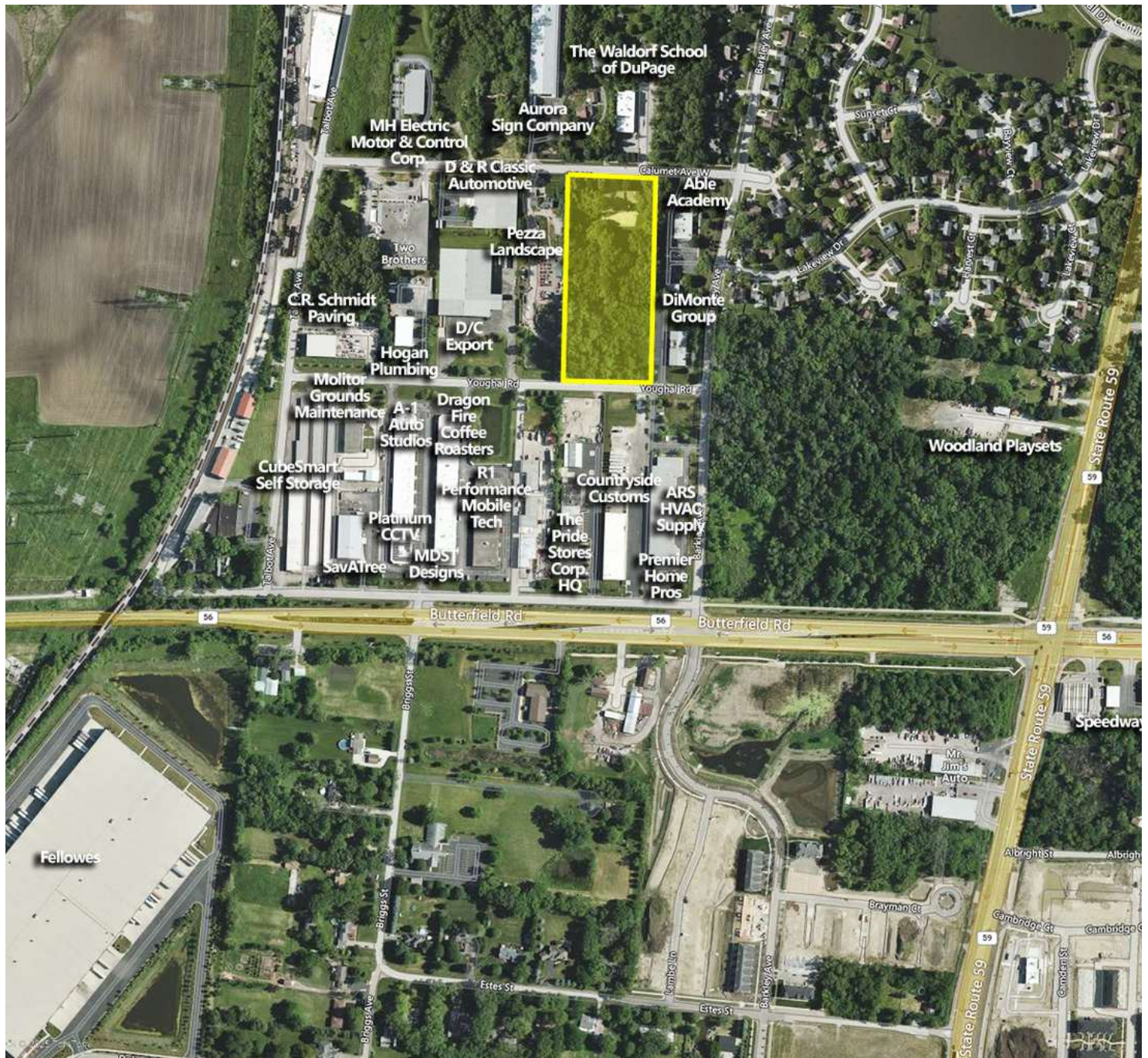
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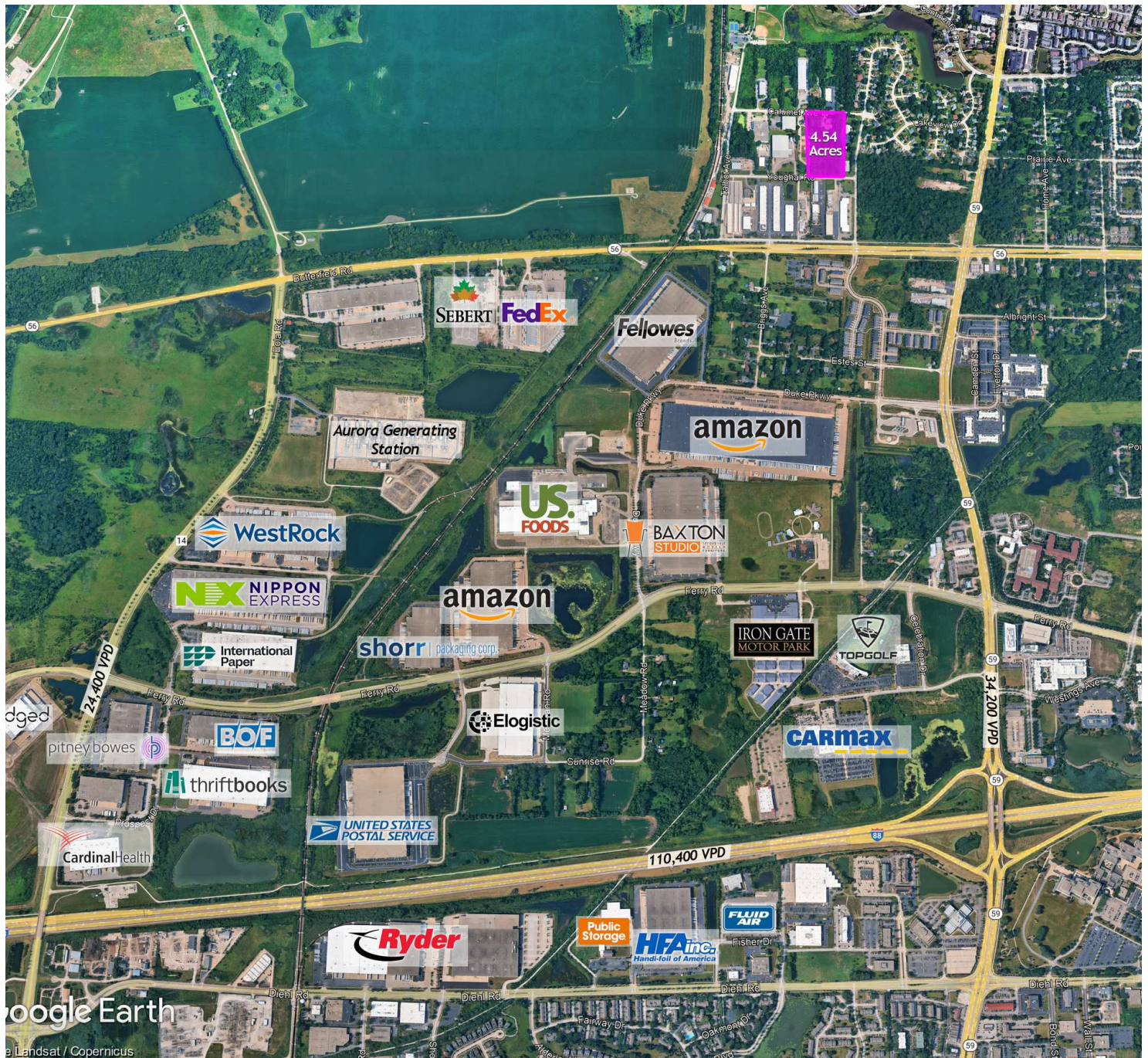
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