



4.54 Acres

Redevelopment Land For Sale

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 are made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice.



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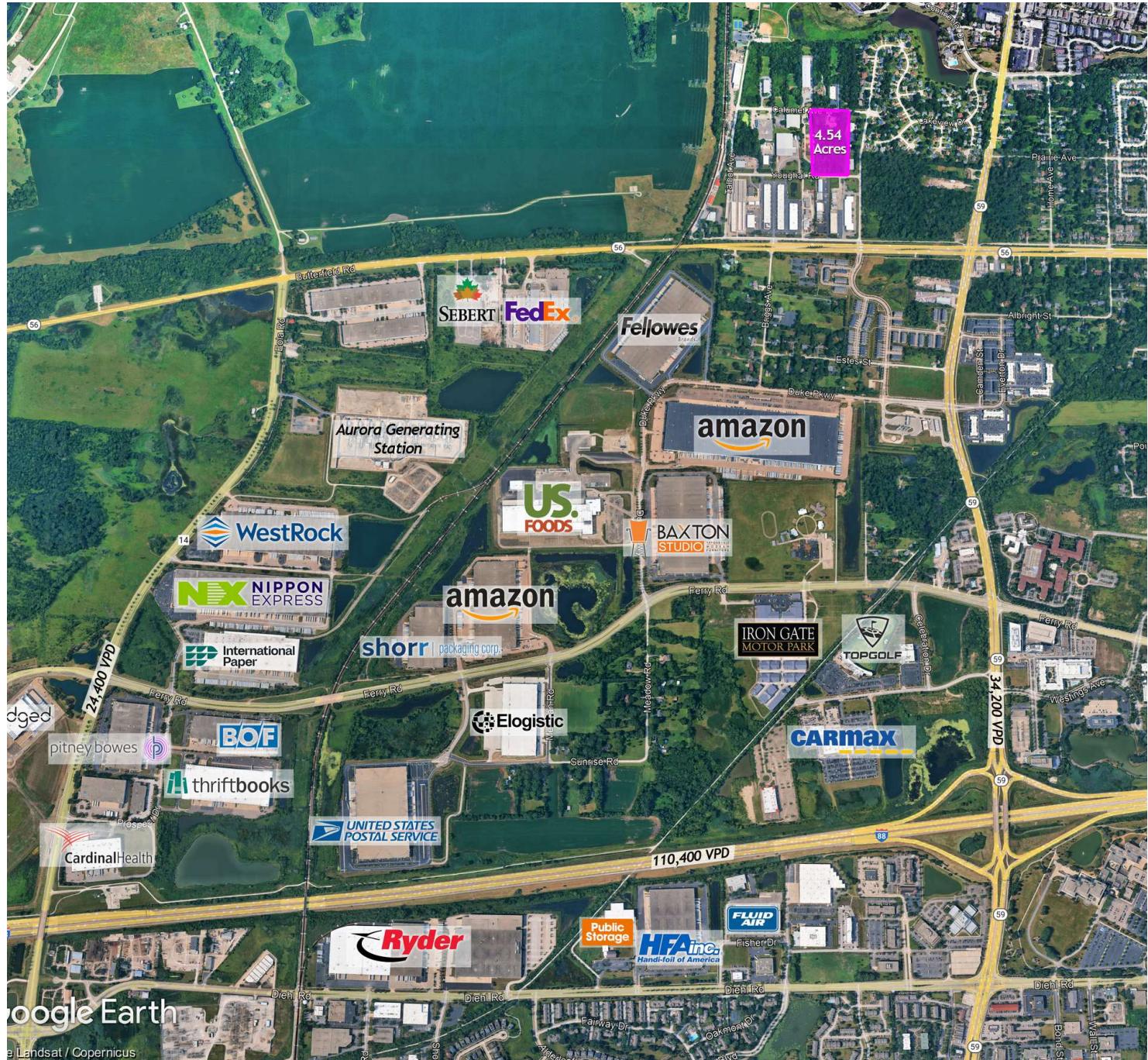


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BROWN
COMMERCIAL GROUP, INC.



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