



## **For Sale or Lease-8000sqft Warehouse Building-Sycamore**

520 N Maple St, Sycamore, IL 60178



**American Realty®**



**Alison Rosenow**

American Realty -The Alison Rosenow Team

513 W State St, Sycamore, IL 60178

[arosenow@arillinois.com](mailto:arosenow@arillinois.com)

(815) 762-5226



# For Sale \$615,000 or For Lease-\$9 PSF 8000sqft Warehouse Sycamore, DeKalb County

\$615,000

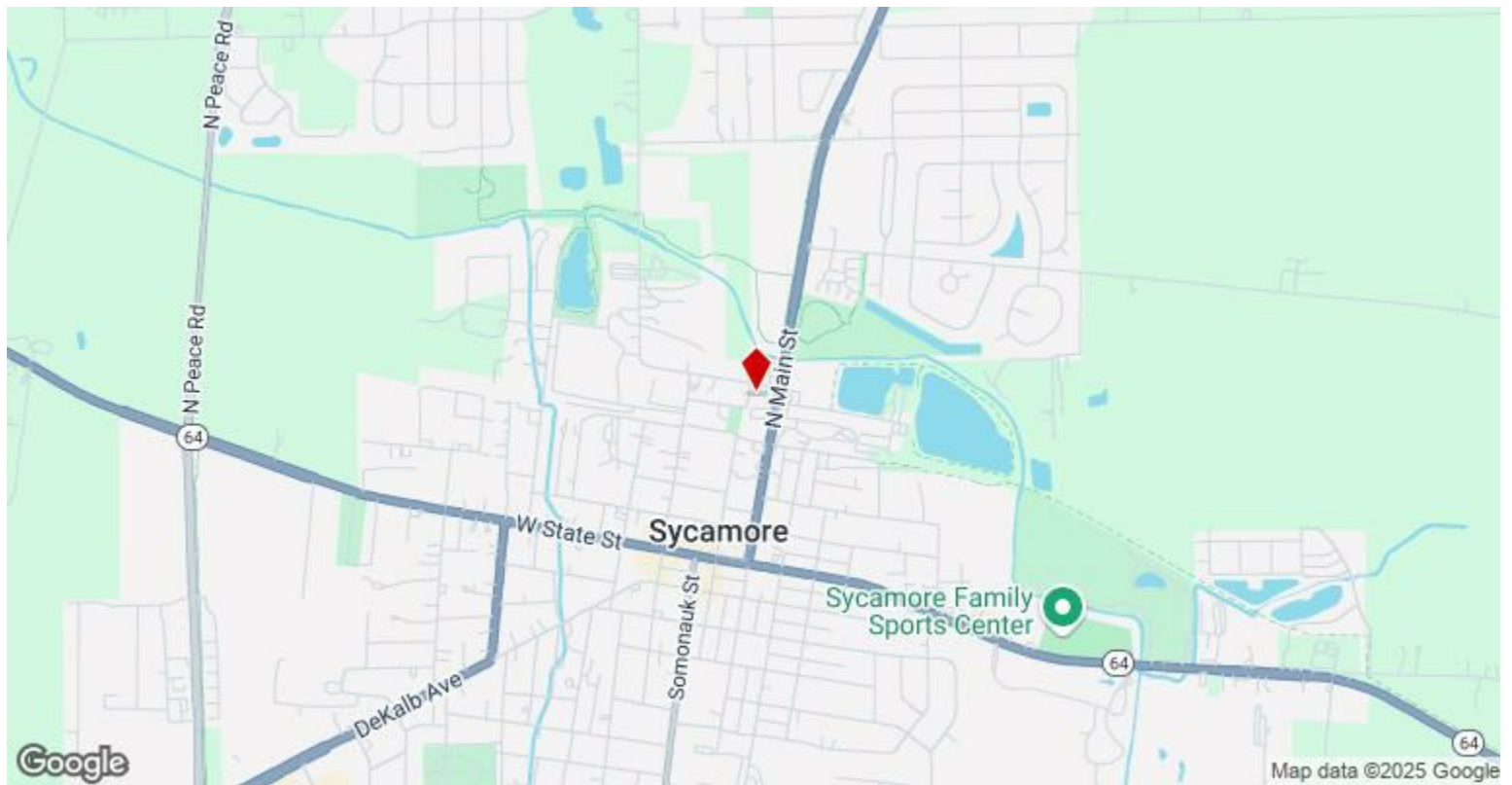
Available For Sale or Lease! Prime 8,000 sq. ft. warehouse/office building near downtown Sycamore. This versatile space includes approximately 4,200 sq. ft. of heated warehouse space featuring overhead heaters, an overhead door, and separate loading dock access. The remaining 3,800 sq. ft. offers a welcoming foyer, reception area, private front entrance, spacious common area, restrooms, and five private offices-four of which are generously sized. Parking is available in front of the building. Newer updates include a new a/c unit (for office sqft), led lighting, some plumbing fixtures and fresh paint. Additional brand new construction 4400 sqft warehouse building available For Sale/Lease (next door) See MLS#12307588. Contact us for more details!...

- 8000 sqft Warehouse w/Office Space-Sycamore, Private Parking, Loading Dock X 1 , Overhead Door X 1



Price:	\$615,000
Property Type:	Industrial
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	22,908 SF
Gross Building Area:	8,000 SF
Rentable Building Area:	8,000 SF
No. Stories:	1
Year Built:	1981
Parking Ratio:	0.75/1,000 SF
Clear Ceiling Height:	13-15 FT
No. Dock-High Doors/Loading:	1
No. Drive In / Grade-Level Doors:	1
Zoning Description:	M-1
APN / Parcel ID:	06-32-226-016





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## Property Photos





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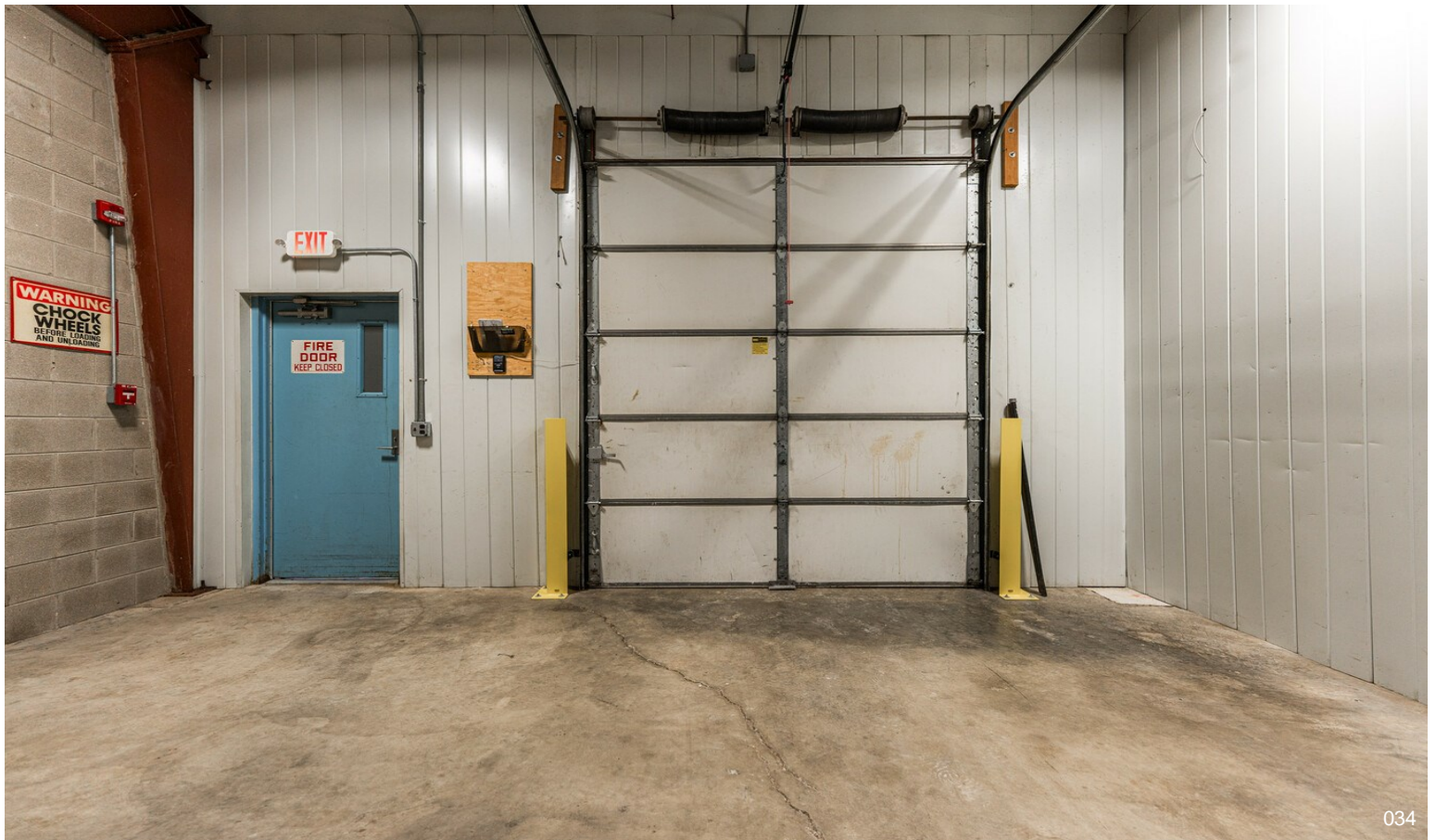


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