

1191 East Main Street

East Dundee, IL 60118

INDUSTRIAL - MANUFACTURING FOR LEASE



john
greene
REAL ESTATE

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



PROPERTY OVERVIEW

This Class A free-standing industrial manufacturing building has 60,000± SF of available for sublease. The building is located within an established industrial/commercial corridor, surrounded by several industrial users, with great visibility along Route 72 and direct access to I-90 via IL-25.

PROPERTY HIGHLIGHTS

- Flexible build-to-suit office layout
- Nine docks
- Trailer parking available
- Easy access to Interstate 90
- 24 Miles to O'Hare Airport

OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (NNN)
Available Space:	60,000± SF
Lot Size:	1.38± AC
Clear Height:	32 ft
Power:	800 Amp, 277/480V, 3 Phase
Year Built:	2023
Building Size:	175,905 SF
Zoning:	I-1
Traffic Count:	27,300 (Route 72)

Shamus Conneely

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773.814.3378

Jon Waldron

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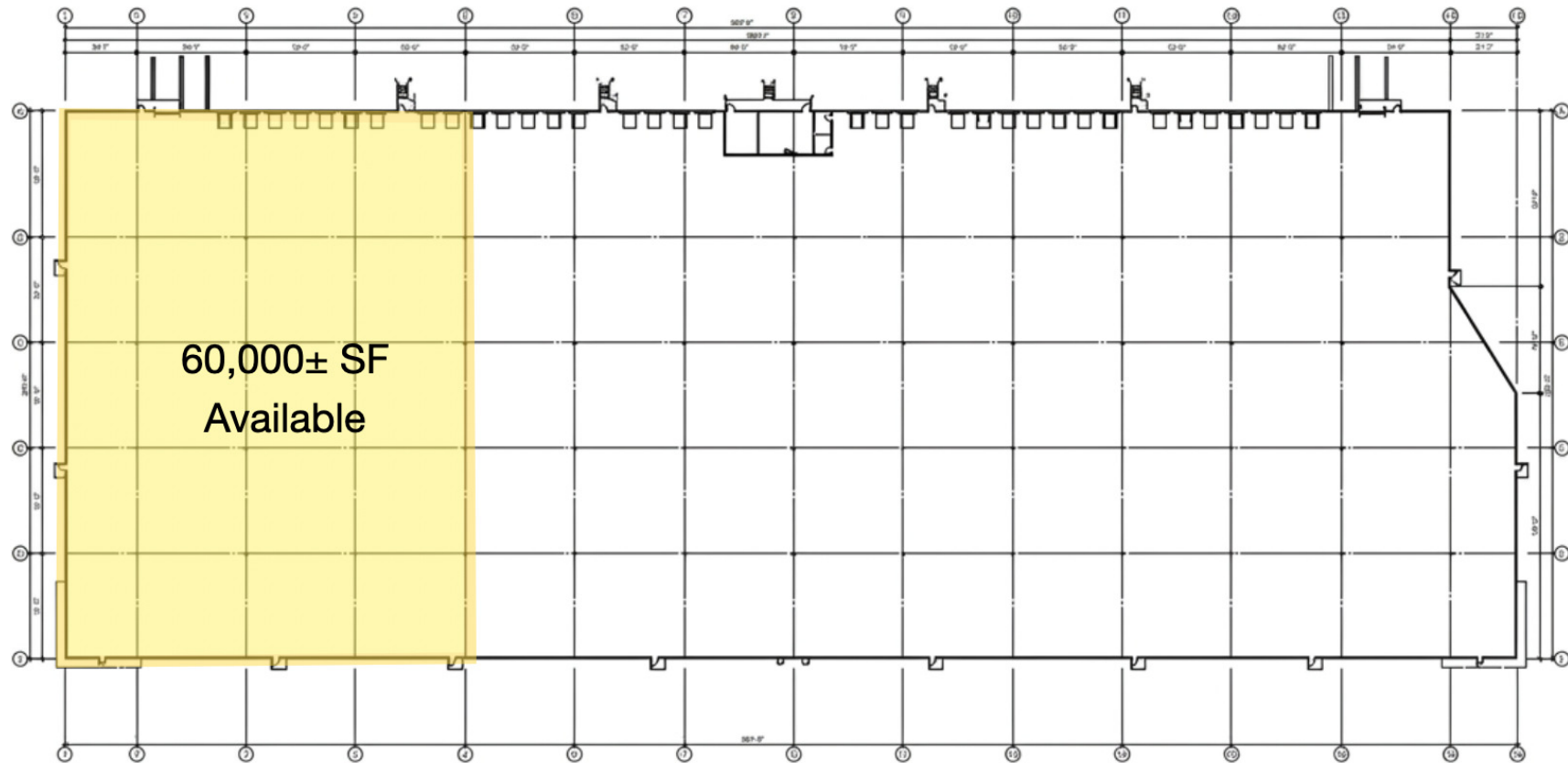
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The logo for John Greene Real Estate features the name "john greene" in a white, lowercase serif font, with "john" stacked above "greene". Below this, the words "REAL ESTATE" are written in a smaller, white, uppercase sans-serif font. The entire logo is set against a dark green rectangular background.

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RETAILER MAP

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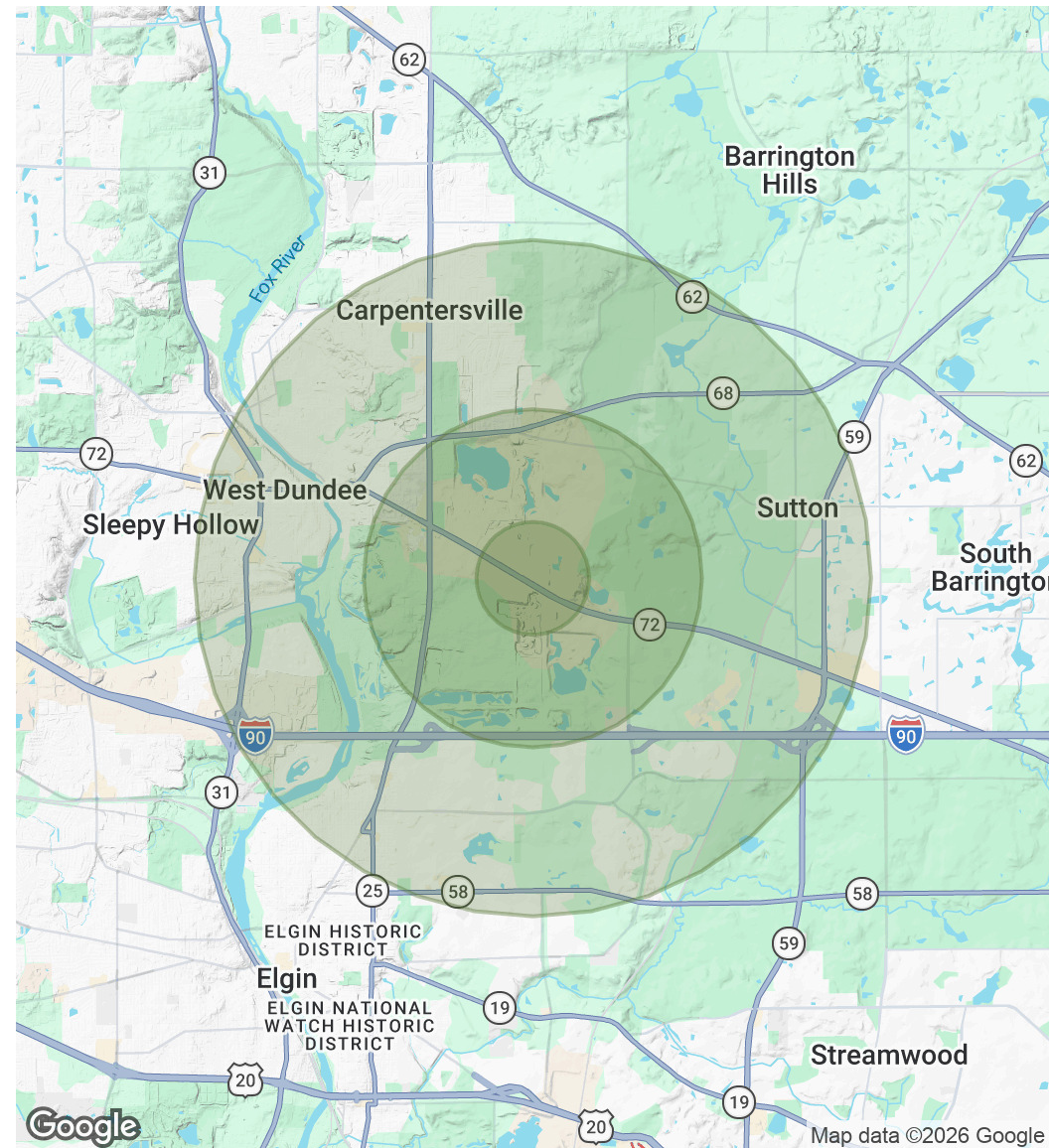
POPULATION

	0.5 MILES	1.5 MILES	3 MILES
Total Population	283	3,459	45,168
Average Age	57.1	47.6	38.5
Average Age (Male)	50.6	44.9	37.5
Average Age (Female)	59.3	47.5	39.3

HOUSEHOLDS & INCOME

	0.5 MILES	1.5 MILES	3 MILES
Total Households	137	1,413	15,890
# of Persons per HH	2.1	2.4	2.8
Average HH Income	\$105,364	\$112,943	\$109,500
Average House Value	\$339,325	\$339,757	\$299,718

2023 American Community Survey (ACS)



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