

INDUSTRIAL CONDO

Owner/User or Investment Sale



1501-1505 Mitchell Dr

Oswego, IL

Industrial Condo

For Sale

M-2 Zoning

Heavy Industrial

2 Drive-in Doors

Loading



Features

- 20,345 SF Owner/User or Investment Sale
- 22' ceiling height
- Two 12' Drive-in Doors
- Route 30 Visibility
- Illuminated Signage Available
- Ample Parking
- PINS: 03-12-126-037; 03-12-126-038
- RE Taxes: \$10,624.96 (2025 paid 2026)
- Sale Price: Subject to Offer



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Oswego, Illinois

20,345 SF

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Income in Place (61.44% leased to 2 Tenants)
Vacant Space: +/- 7,845 sf with 2 drive in doors

Suite	Tenant	Occupies	Rent	Escalations	Term
1501	Double Bull Fitness	+/- 7,500 SF	\$7,500.00 per month	1% per year	12/15/2025 - 12/14/2026
1505	Boomer T's	+/-5,000 SF	\$4,748.15 per month	4% per year	07/01/2026 - 06/30/2029

CORE INDUSTRIAL REALTY

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