

213 Amendodge Drive

Shorewood, IL 60404

INDUSTRIAL - MANUFACTURING FOR SALE



john
greene
COMMERCIAL

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



OFFERING SUMMARY

Sale Price:	\$1,599,000
Lot Size:	1.4 Acres
Building Size:	18,000± SF
Office:	1,920±SF
Shop:	13,978±SF
Zoning:	I-1
Year Built:	1983
2023 Taxes:	\$21,759
VPD:	21,000 (Cottage St.)
County:	Will

PROPERTY OVERVIEW

Two story 18,000±SF Industrial building zoned I-1 in the Amendodge Industrial Park in Shorewood. The building includes 1,920±sf of office space comprised of two offices, a large open office with three stations, kitchenette, and a breakroom. The 13,978± sf shop is air conditioned with 2 DIDs (14'h x 12'w and 10'h x 12'w) and 800amps 3 Phase Power. The 2nd Floor "Night Watchman Quarters" could be converted to additional offices.

PROPERTY HIGHLIGHTS

- 1,920±sf office and 13,978± sf shop space
- 800amps 3 Phase Power
- 2 DIDs (14'h x 12'w and 10'h x 12'w)
- Zoned I-1

Chris Condon

chriscondon@johngreenecommercial.com

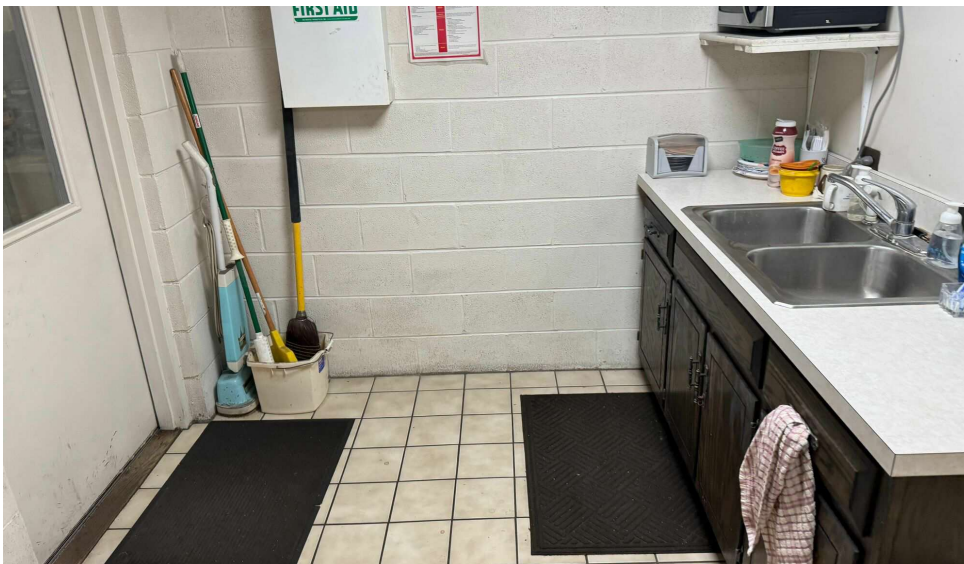
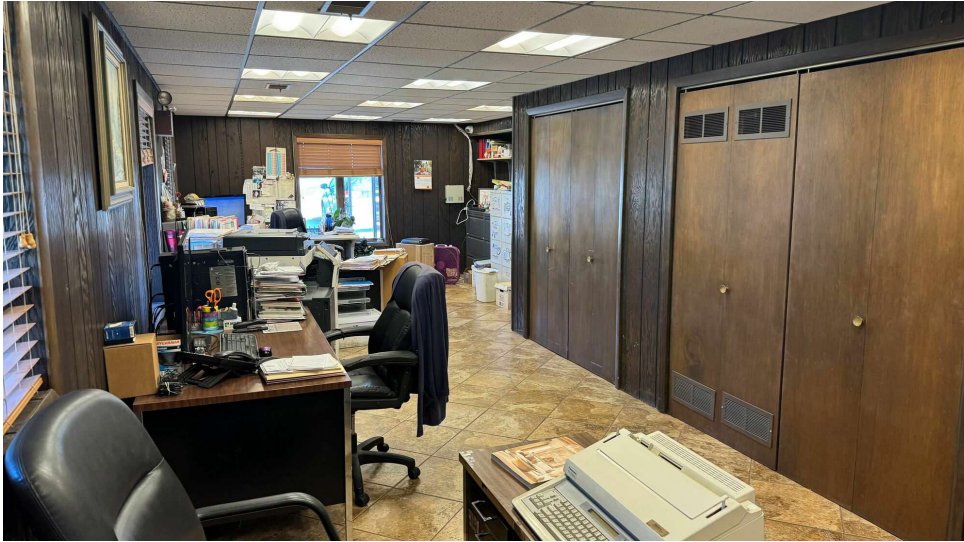
815.693.3005

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

213 Amendodge Drive | Shorewood, IL 60404

INDUSTRIAL - MANUFACTURING FOR SALE

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



Chris Condon
chriscondon@johngreenecommercial.com
815.693.3005

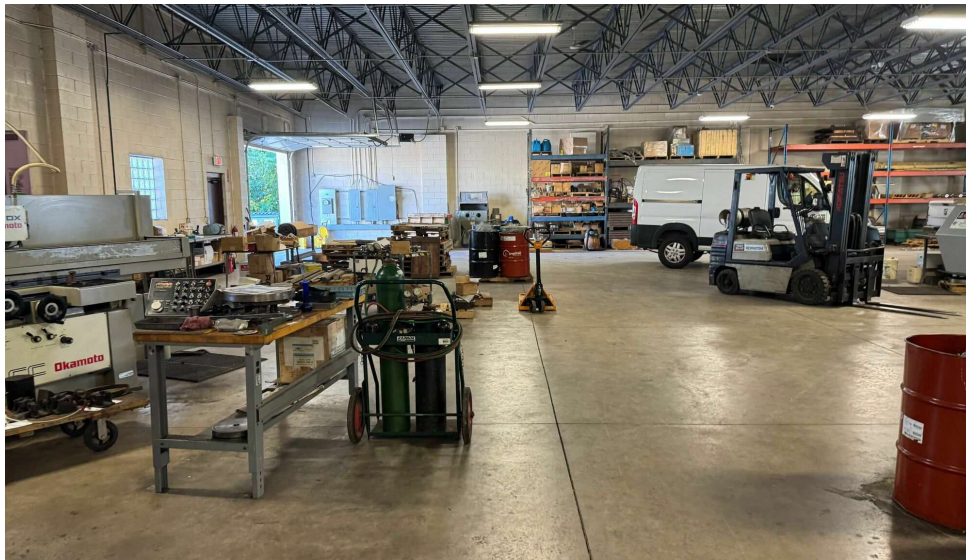
The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



213 Amendodge Drive | Shorewood, IL 60404

INDUSTRIAL - MANUFACTURING FOR SALE

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



Chris Condon
chriscondon@johngreenecommercial.com
815.693.3005

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

john
greene
COMMERCIAL

213 Amendodge Drive | Shorewood, IL 60404

INDUSTRIAL - MANUFACTURING FOR SALE

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



Chris Condon
chriscondon@johngreenecommercial.com
815.693.3005

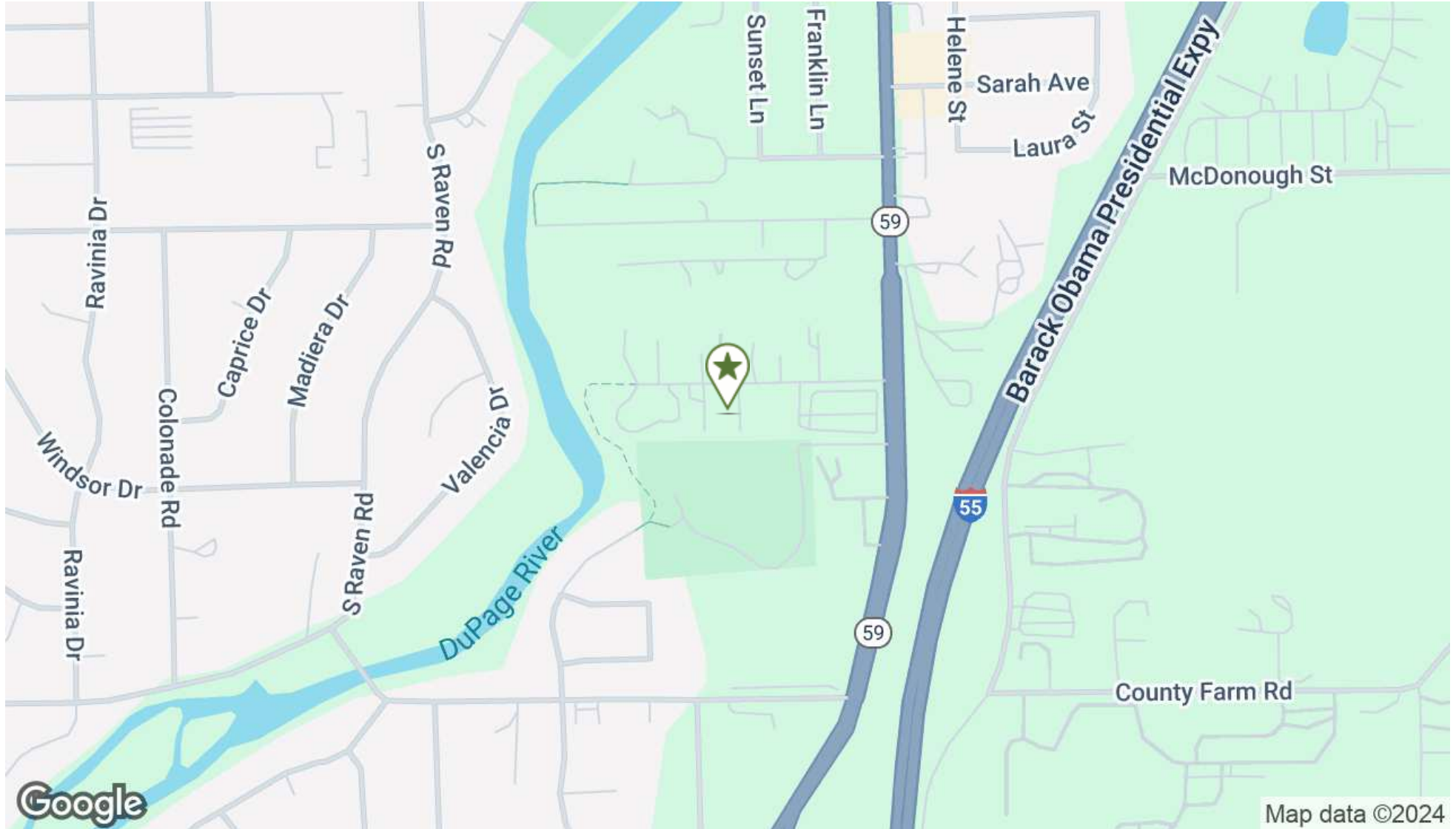
The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

john
greene
COMMERCIAL

213 Amendodge Drive | Shorewood, IL 60404

INDUSTRIAL - MANUFACTURING FOR SALE

John Greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



Chris Condon
chriscondon@johngreenecommercial.com
815.693.3005

The information contained herein is from sources John Greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



213 Amendodge Drive | Shorewood, IL 60404

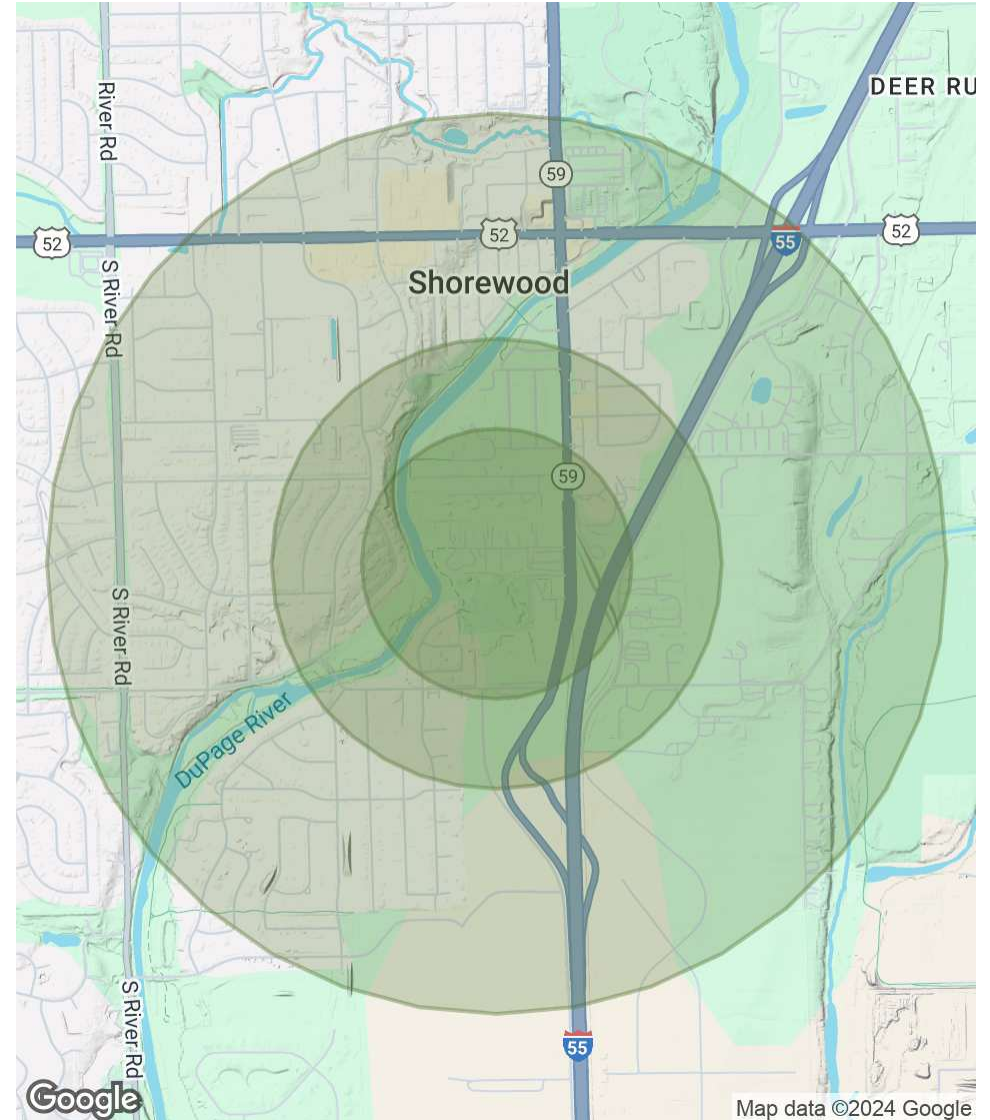
INDUSTRIAL - MANUFACTURING FOR SALE

John Greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	197	935	5,144
Average Age	45	44	43
Average Age (Male)	44	44	43
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	78	368	1,937
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$113,891	\$114,371	\$126,629
Average House Value	\$262,381	\$266,310	\$302,778

Demographics data derived from AlphaMap



Chris Condon
chriscondon@johngreenecommercial.com
815.693.3005

The information contained herein is from sources John Greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

