

**INDUSTRIAL
BUILDING
FOR SALE**

**±9,900 SF
ON ±0.87 AC**

**FREE
STANDING
BUILDING**

**LOW WILL
COUNTY TAXES**



TRANSWESTERN

REAL ESTATE
SERVICES

1237 NAPERVILLE DRIVE

ROMEDEVILLE, IL 60446

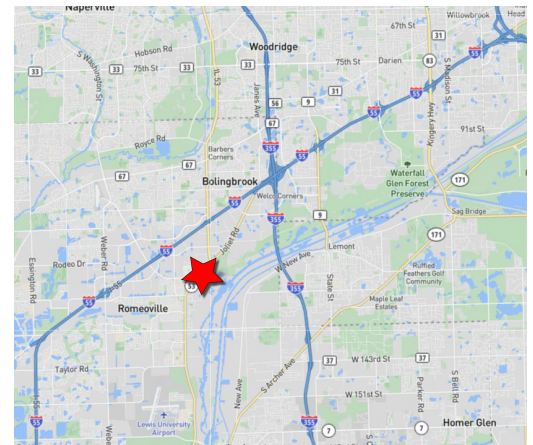


Specifications:

- Building Size: ±9,900 SF
- Land Area: ±0.87 AC
- Office Size: ±2,288 SF
- Ceiling Height: 20'
- Loading: 1 Dock / 1 DID
- Year Built: 1989
- Construction: Masonry
- Power: 600A 120/208V 3P
- RE Taxes: \$2.22 PSF
- Sale Price: \$866,250

Highlights:

- Hard to find free-standing building
- Great access to I-55
- Low Will County taxes
- Perfect for manufacturing, showroom or distribution
- Recently updated LED lighting
- Gas fired heating
- 10 car parking



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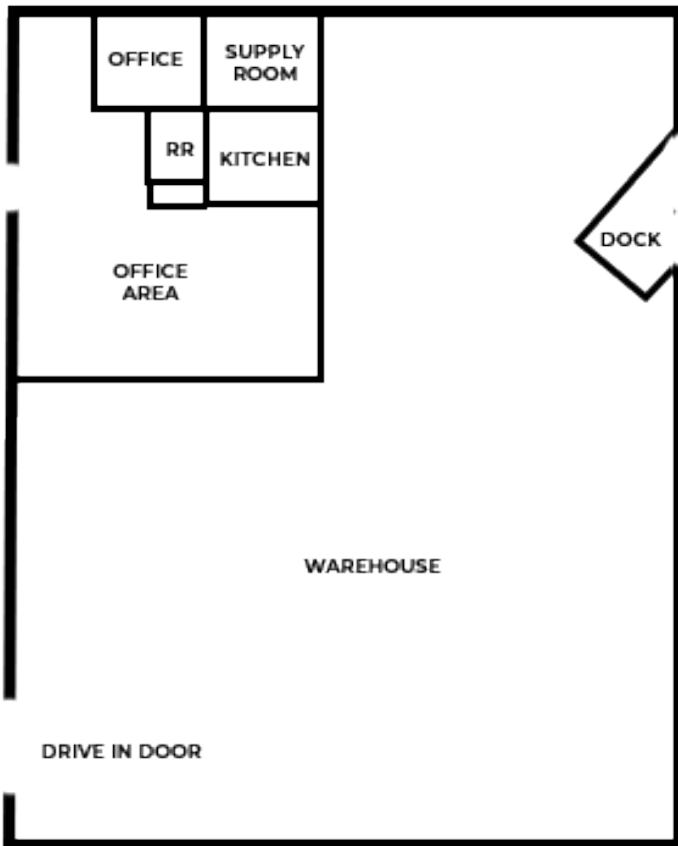
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MAIN FLOOR PLAN



AERIAL VIEW



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