

Executive Summary

OFFICE BUILDING FOR SALE 3 DIVERSATECH DR., MANTENO, IL



Sale Price	\$425,000
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OFFERING SUMMARY

Building Size:	16,000 SF
Price / SF:	\$26.56

PROPERTY OVERVIEW

Beauty and function sums this building up well. Enter the impressive lobby with marble floors and walls. Large columns support the high ceilings. A large boardroom is conveniently located near the entrance. Multiple executive offices are located on the first floor. A large break room and conference area are located on the second floor along with several additional offices. There continues with office and storage areas in the basement. The building has a large elevator servicing all floors. An additional lot is included for excess parking. This impressive structure must be seen to fully appreciate.

LOCATION OVERVIEW

Located in a planned unit development just outside of Manteno, IL, Diversatech offers a mix of commercial, industrial and residential properties. Just 50 miles south of Chicago, this location is well suited for a corporate headquarters for a company that wants a mix of office with nearby storage area. Join national and local businesses nearby.

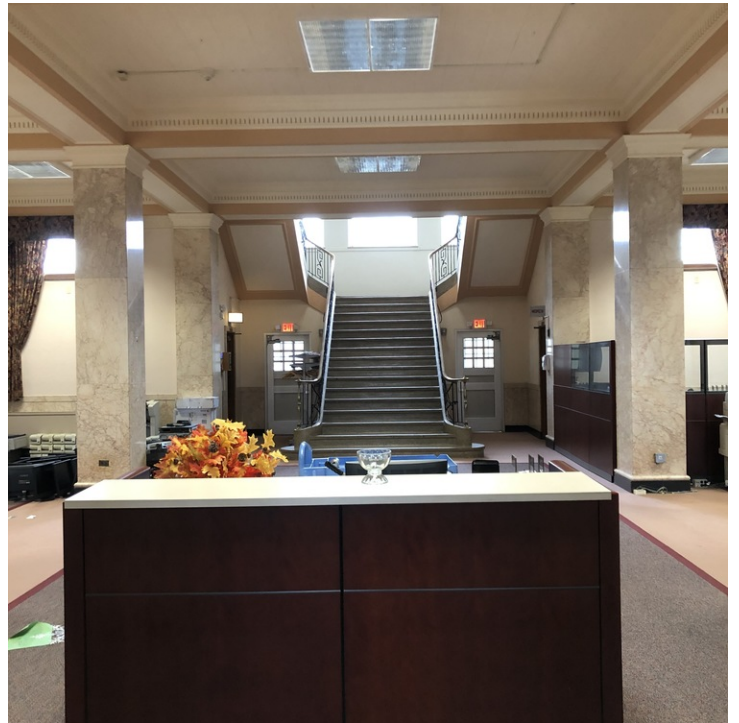
PROPERTY HIGHLIGHTS

- Stately exterior & grand lobby
- 2 stories plus basement offices
- Additional lot for parking



Property Photos

OFFICE BUILDING FOR SALE 3 DIVERSATECH DR., MANTENO, IL



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Interior Photos

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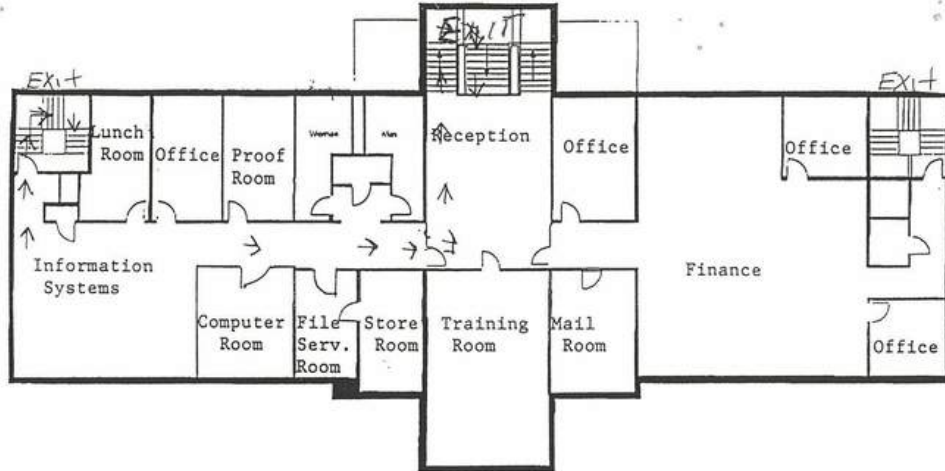


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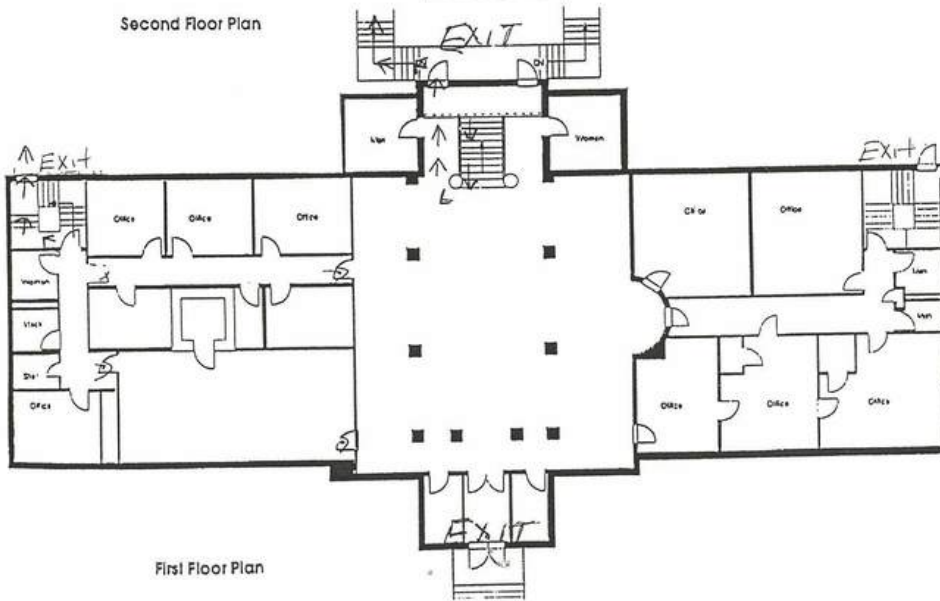


Floor Plan

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Second Floor Plan

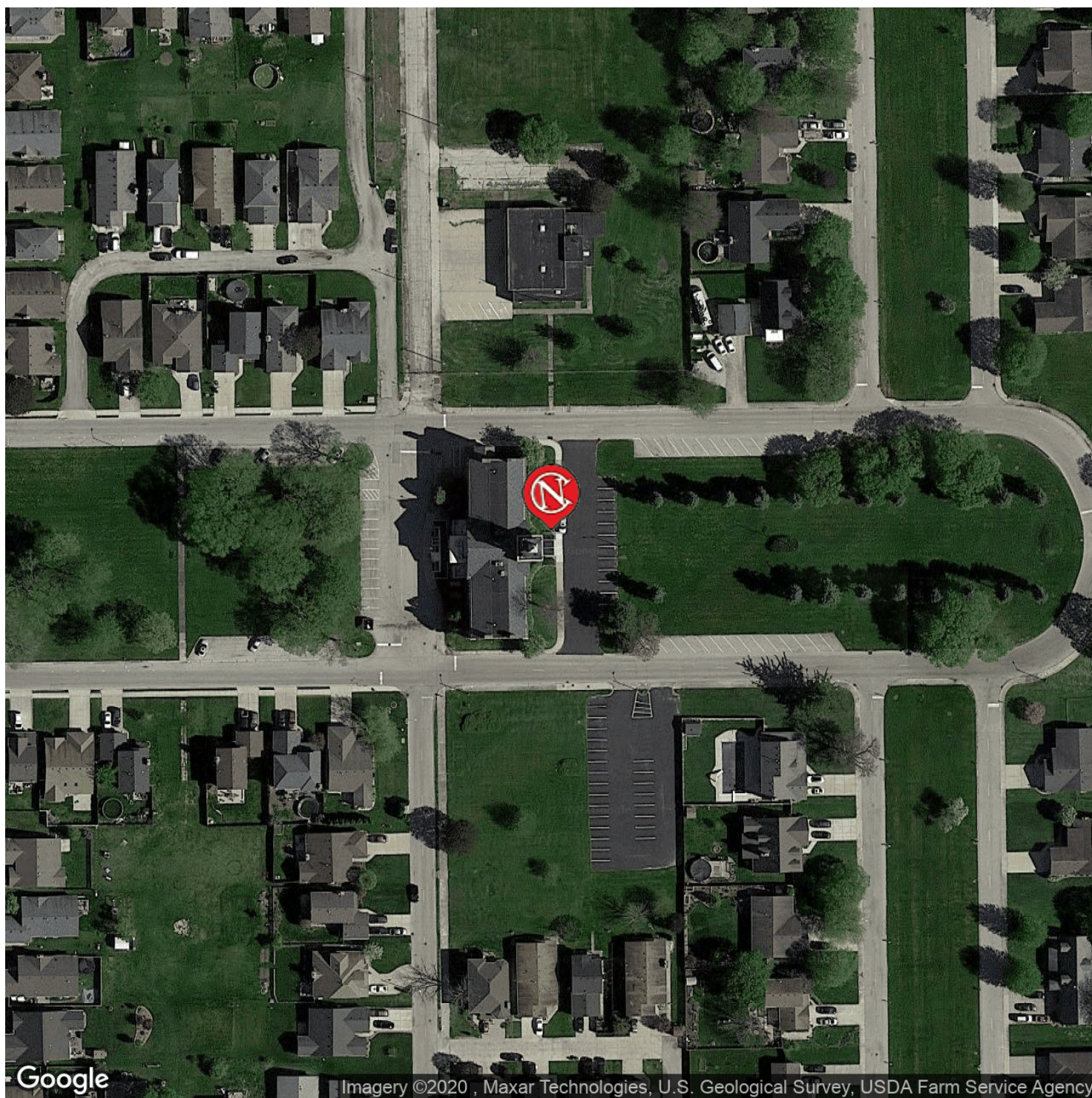


First Floor Plan



Aerial Map

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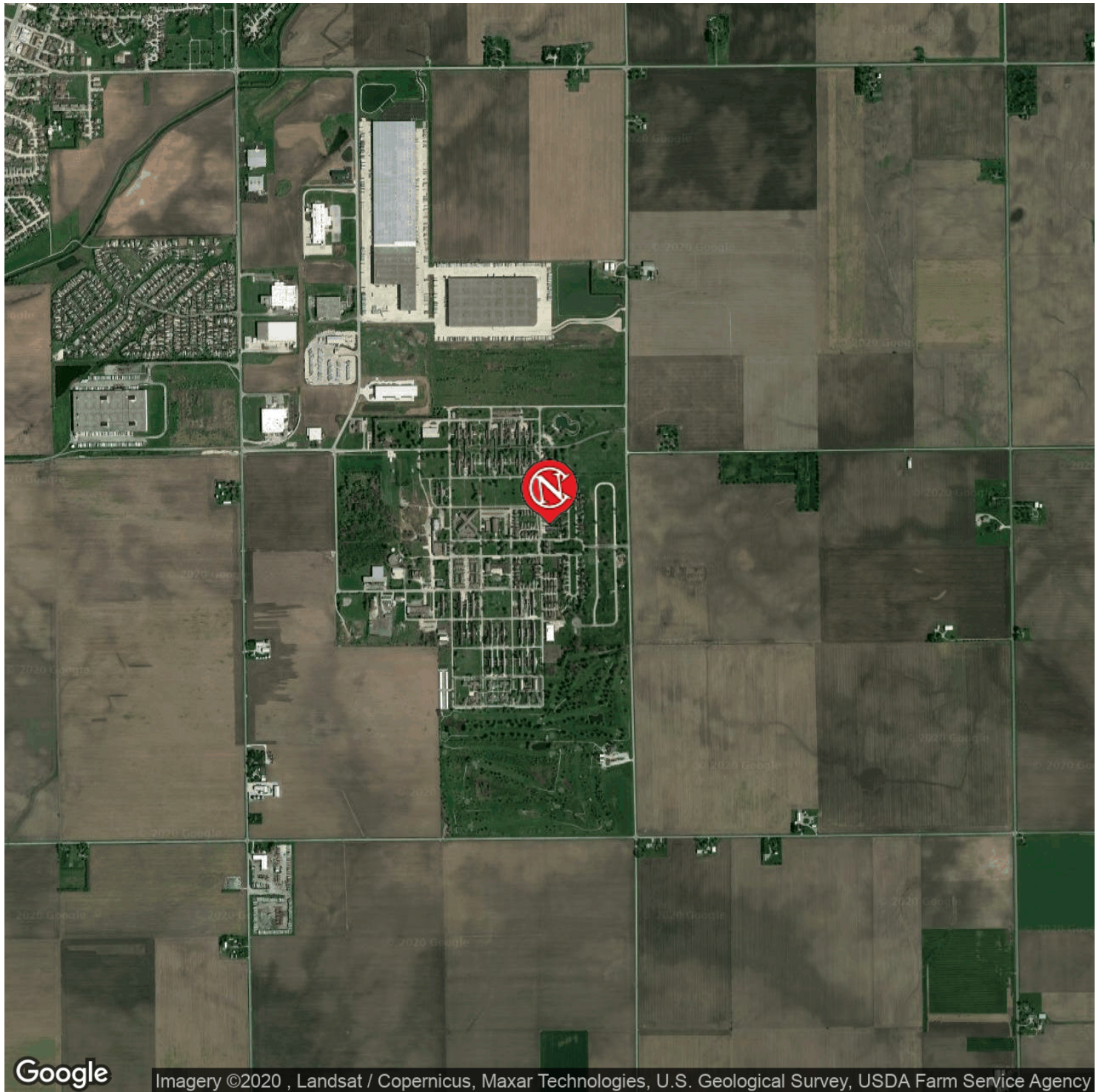


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Aerial Map

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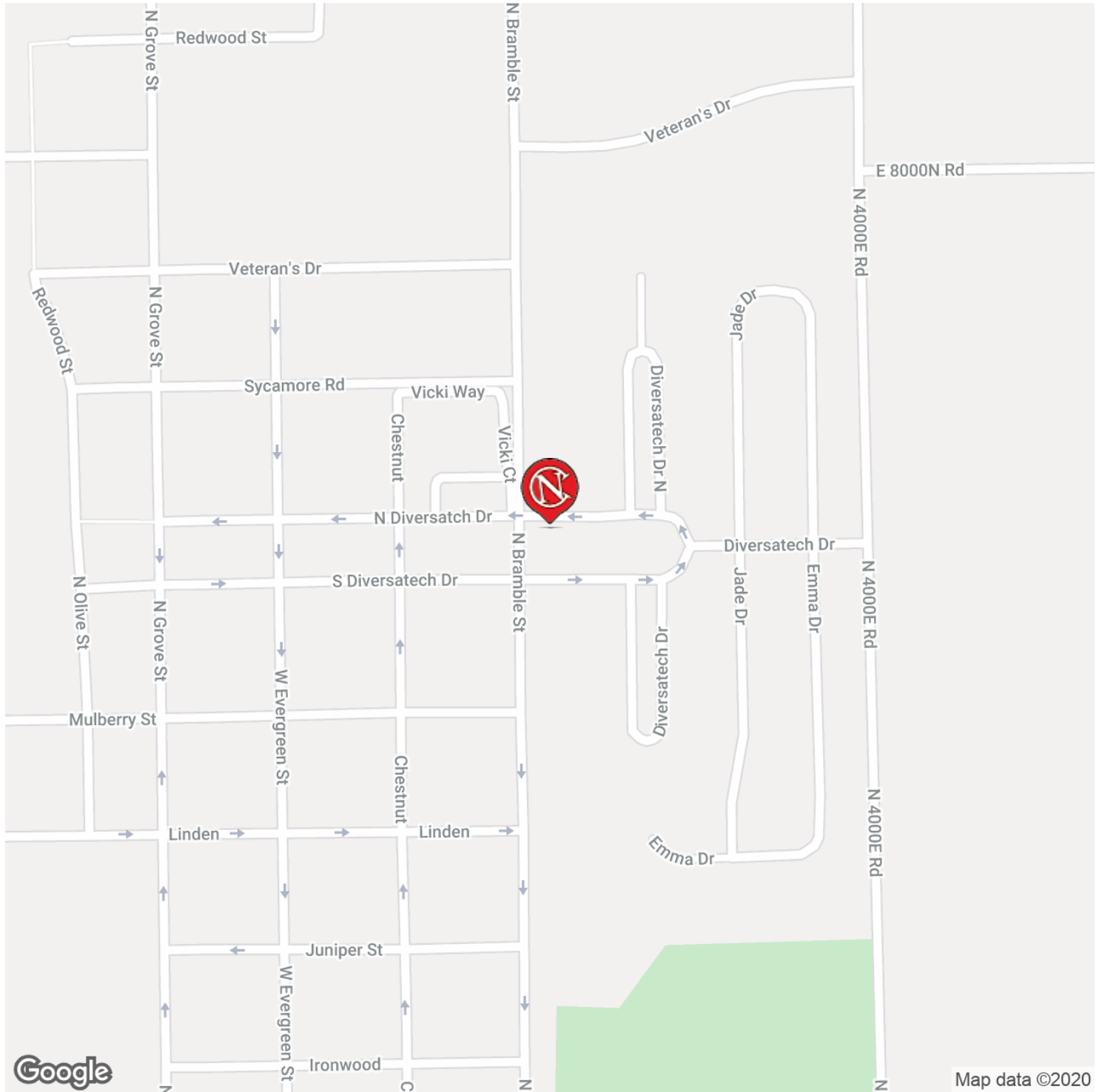


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Location Map

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Regional Map

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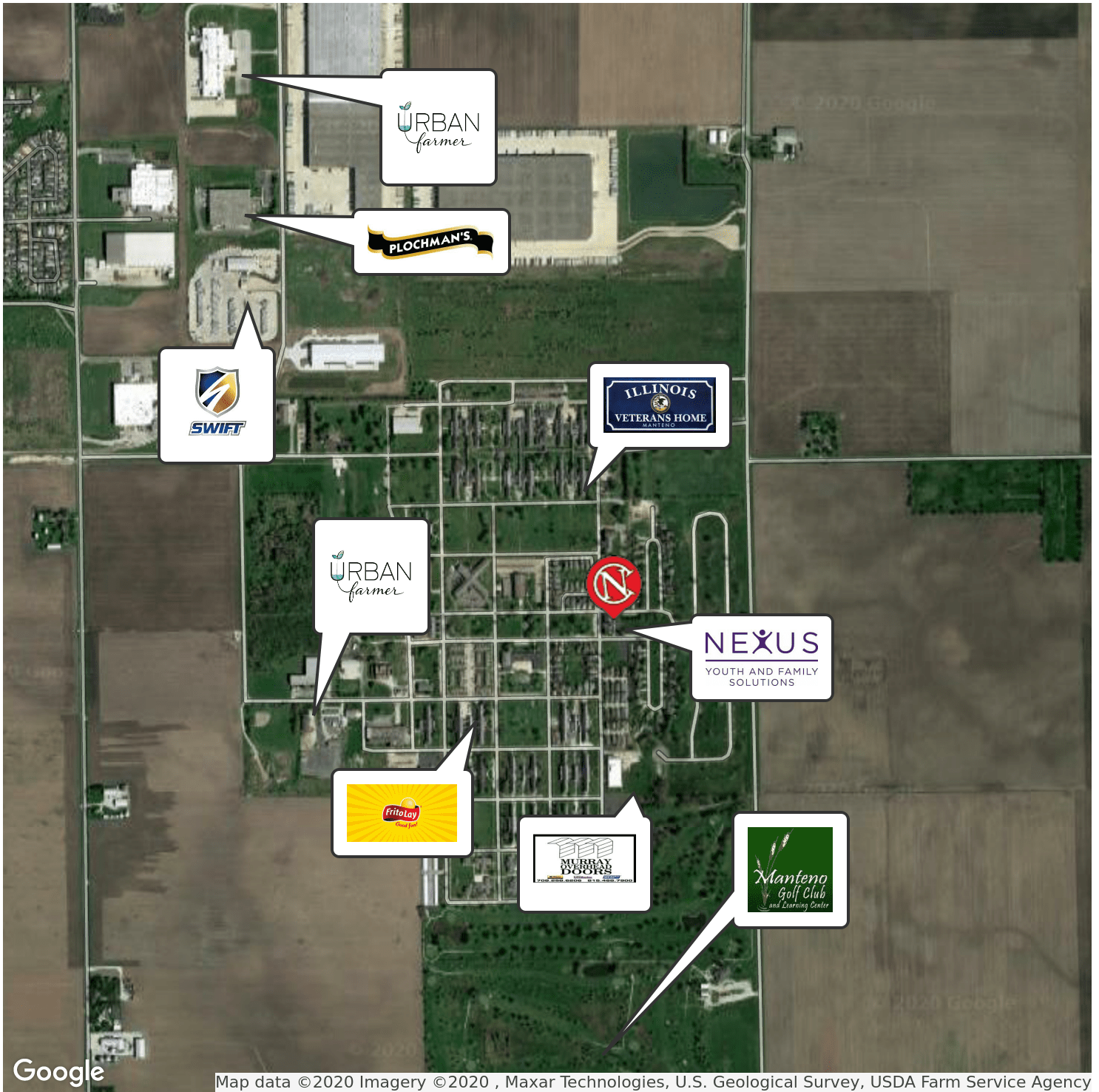


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Business Map

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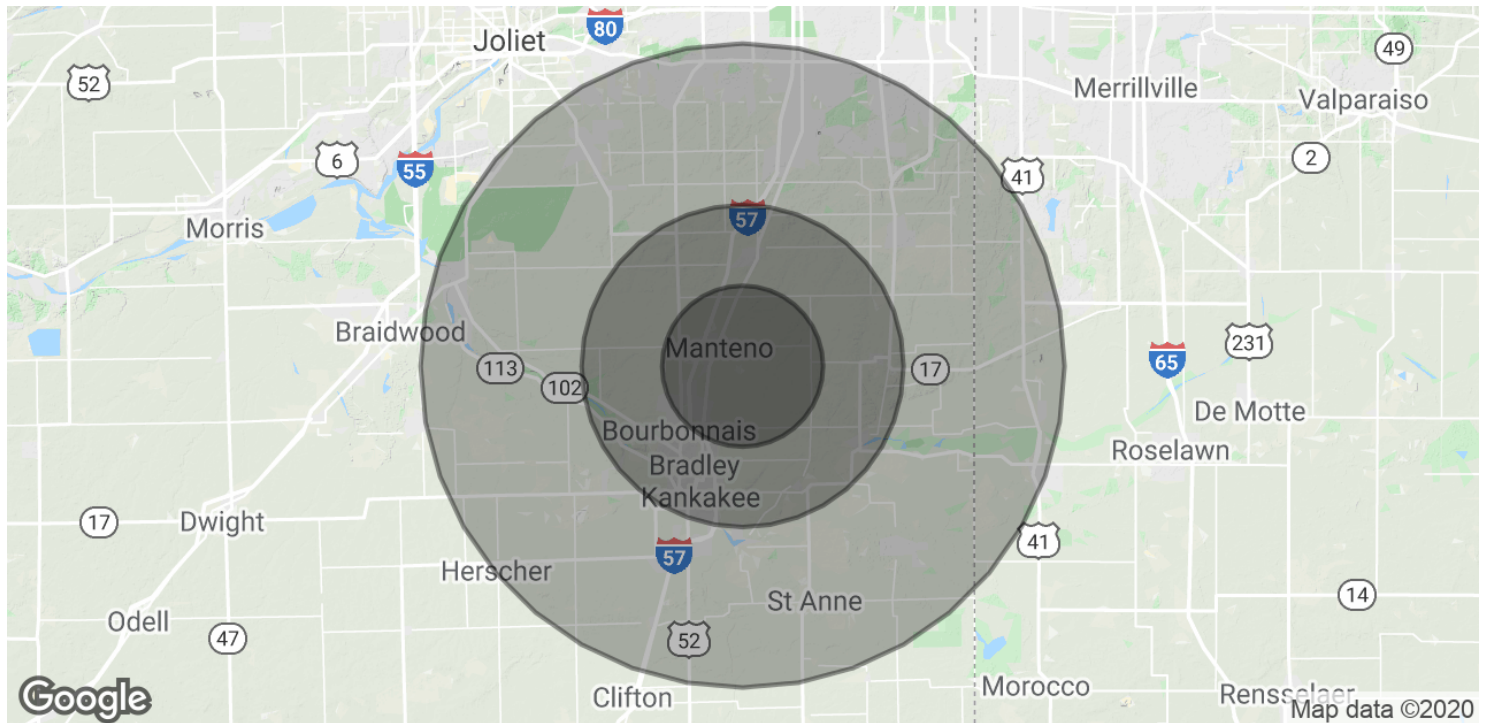


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Demographics Map & Report

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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	22,511	99,715	301,937
Median age	37.9	34.9	37.5
Median age (Male)	37.2	33.0	35.7
Median age (Female)	38.4	36.4	38.8
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	8,569	36,655	112,918
# of persons per HH	2.6	2.7	2.7
Average HH income	\$65,654	\$60,433	\$70,380
Average house value	\$194,634	\$169,740	\$247,331

* Demographic data derived from 2010 US Census