



±49,214 SF (DIVISIBLE) INDUSTRIAL BUILDING
FOR SALE OR LEASE

120 KENDALL POINT DRIVE | OSWEGO, IL 60543

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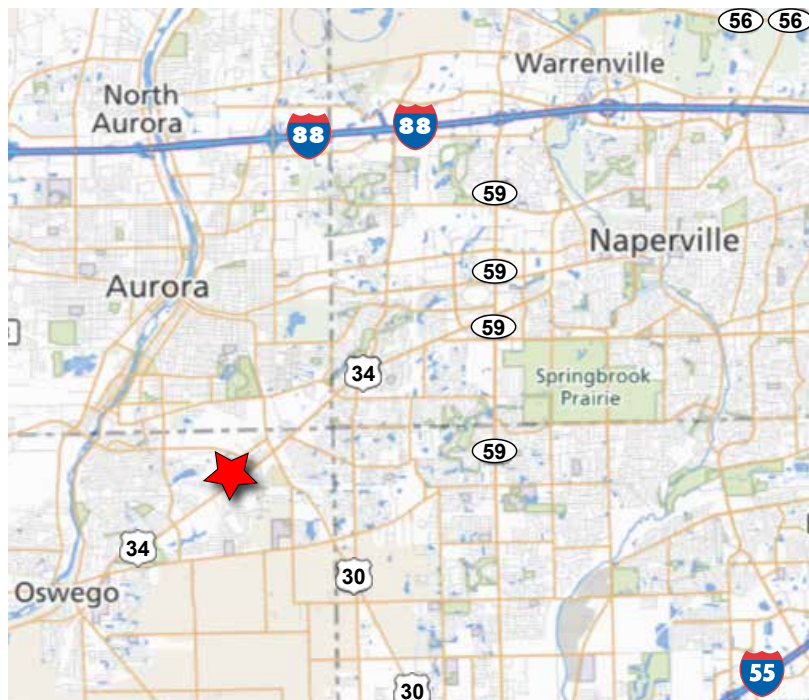
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SPECIFICATIONS

- Building Size: ±49,214 SF
- Land Area: ±5.60 AC
- Office Area: ±8,859 SF
- Ceiling Height: ±24'
- Loading: 2 Ext Docks w/ levelers / 2 DID
- Construction: Masonry & Steel
- Year Built: 1980
- Power: 2000 Amps @ 120/208 Volts
- Parking: 80 Cars (Expandable)
- Heating: Gas
- Sprinklers: Wet
- Real Estate Taxes: \$1.25 PSF (2017)
- Lease Rate: \$6.25 PSF Modified Gross
- Sale Price: \$1,995,000



HIGHLIGHTS

- Rare, unique, standalone facility
- Easy access to Route 34 and I-88 at Eola Road
- Abundant power
- Expansion land for outside storage, additional parking, and truck parking

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