

AVAILABLE FOR SALE



# Versatile Athletic Training Facility/Industrial Warehouse

1740 Quincy Ave. | Naperville, Illinois | DuPage County

## Highlights

- Rare freestanding building available for sale in DuPage county
- Extremely wide Column Spacing (130' x 27')
- State of the art training facility for: soccer,baseball, lacrosse, cricket
- Variety of industrial/retail uses proposed
- Potential to add Rail spur from active line (BNSF)
- Flexible leaseback terms
- Ability to add docks
- Skilled labor force
- 6 min. to I-88 (2.8 miles)

## Details

- Total Building: ± 94,769 SF
- Office: 5,846 SF
- Land: 6.54 Acres
- Year Built: 2008
- Rail: Potential (BNSF)
- Clear Height: 28 - 35'
- Loading: 1 DID
- Parking: 283 Parking Stalls (3:1,000 SF)
- Zoning: Industrial

## Pricing

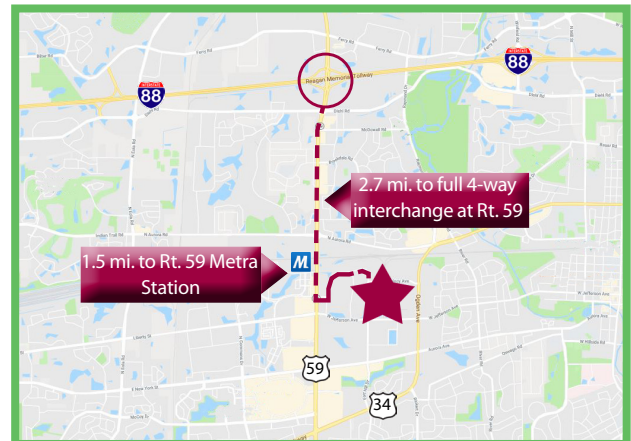
- Sale Price: **Subject to Offer**

*\*Please do not disturb tenant*

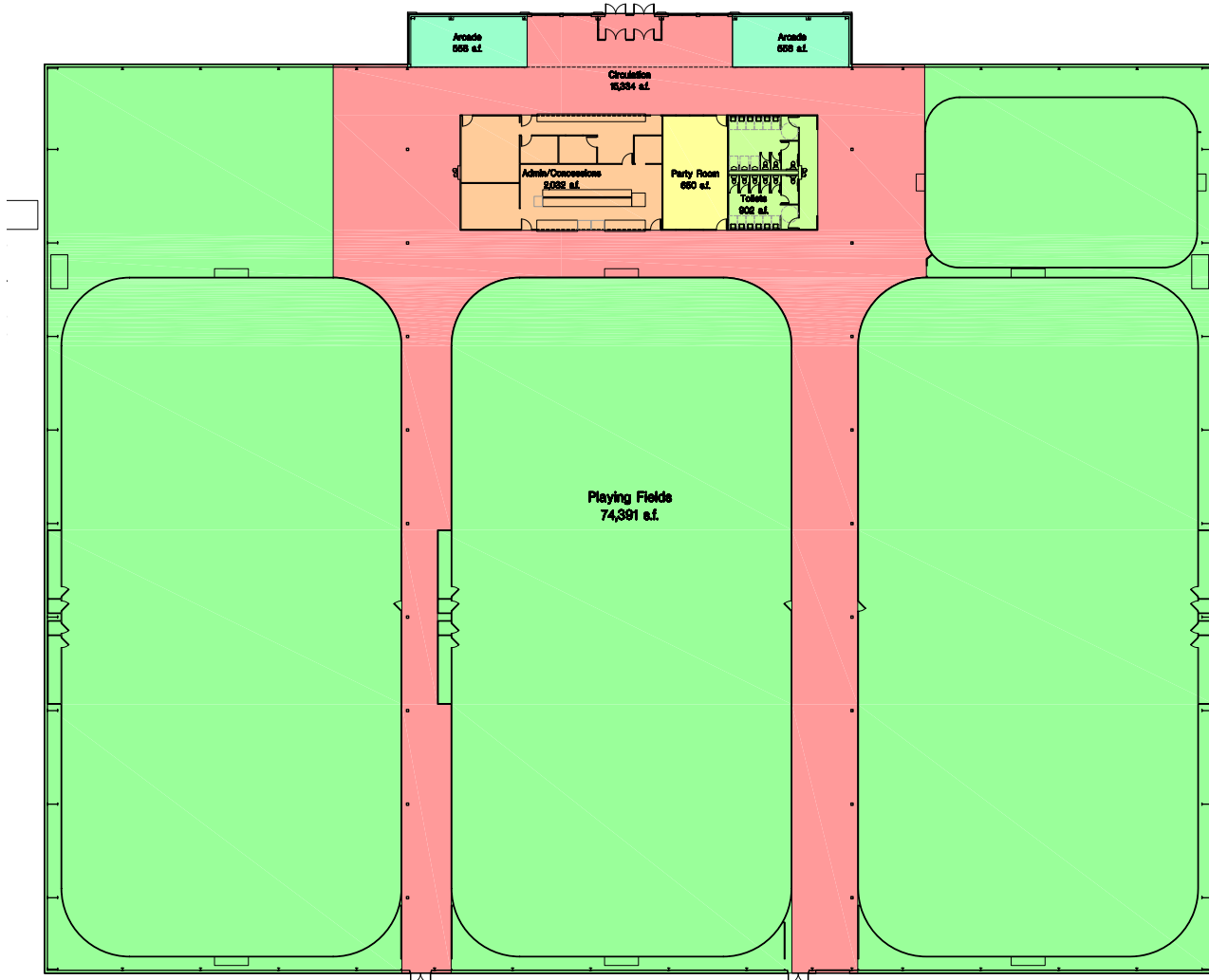
For More Information, Contact:

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# Existing Layout



## Existing Features

- 3 full regulation size indoor soccer, box lacrosse, ultimate frisbee fields
- 1 micro-field
- Office/concessions area with bar and party room

Circulation	15,334 s.f.
Administration/Concessions	2,032 s.f.
Party Room	650 s.f.
Toilets	902 s.f.
Arcades	1,116 s.f.
Playing Fields	74,391 s.f.
<b>TOTAL</b>	<b>94,425 s.f.</b>

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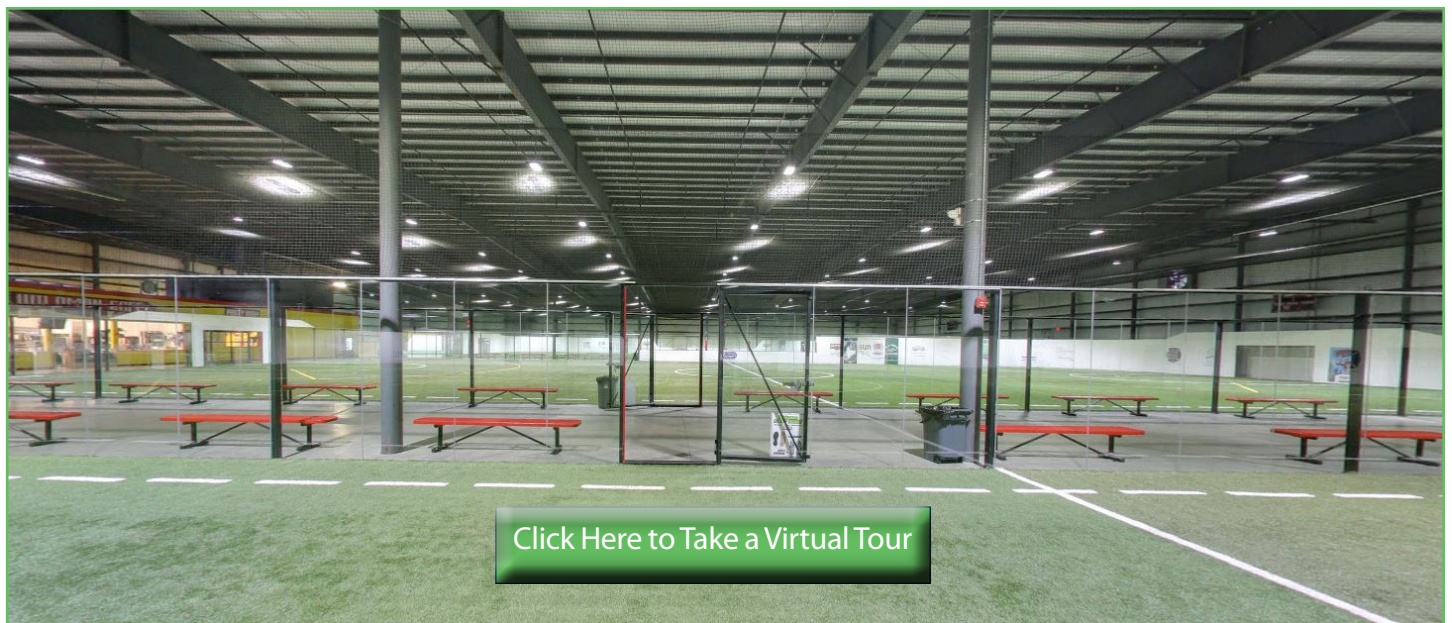
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# Property Overview



## Conceptual Plan Building Specs

Total Building	± 94,769 SF
Office	5,846 SF
Clear Height	28 - 35'
Loading	8 exterior docks 2 exterior rail docks 1 DID
Parking	114 Parking Stalls (1.2:1,000 SF) *Trailer Parking Potential

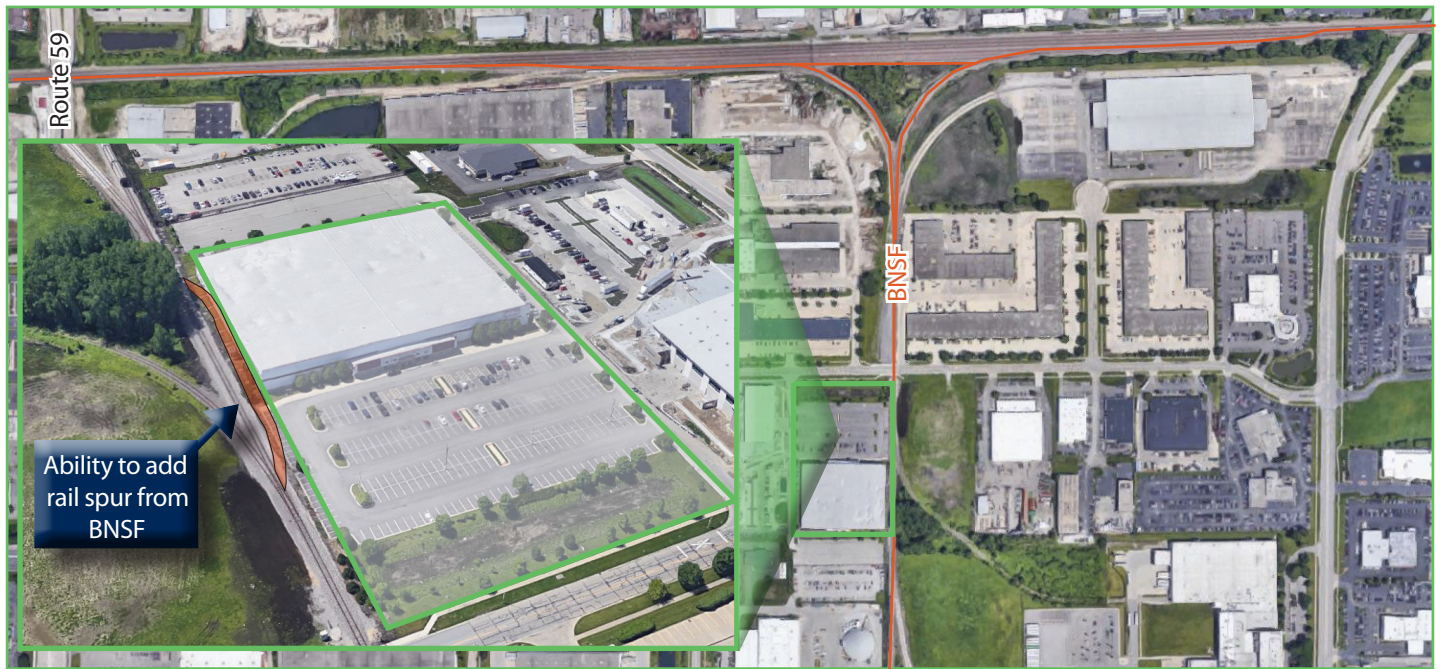


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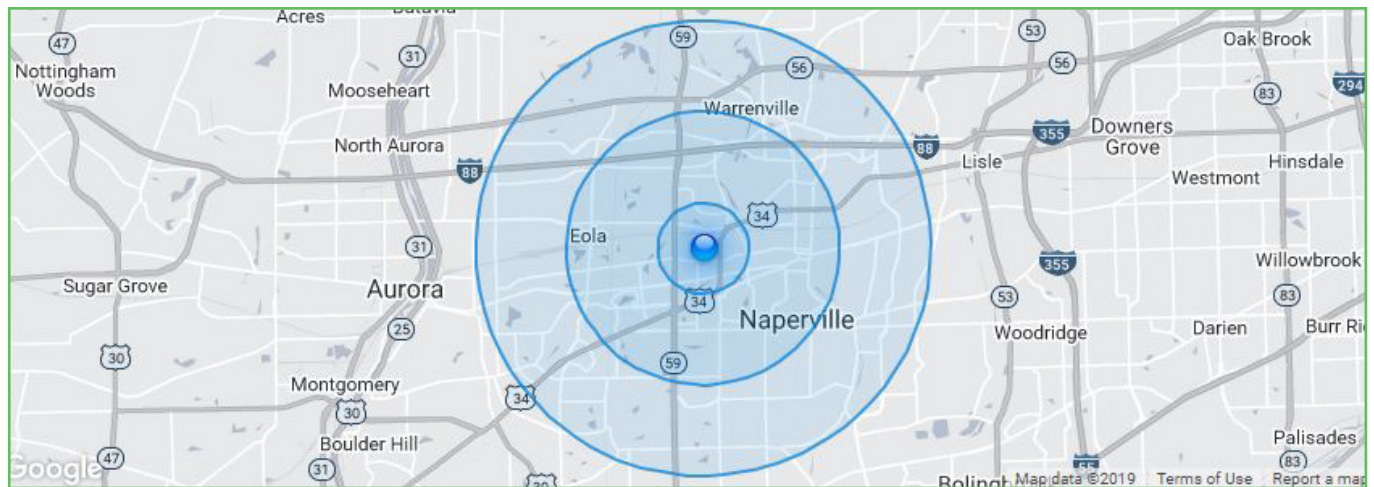
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# Demographics



	1 mile radius	3 mile radius	5 mile radius
Total Households	3,370	30,141	75,428
Total Population	8,116	73,985	207,852
Avg. Household Income	\$97,259	\$98,375	\$114,560

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