



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

120 KENDALL POINT DRIVE | OSWEGO, IL 60543

JUSTIN LERNER, SIOR
847.588.5665
justin.lerner@transwestern.com

JOE KARMIN
847.588.5670
joe.karmin@transwestern.com

 **TRANSWESTERN[®]**
9550 W. Higgins Road, Suite 250, Rosemont, Illinois 60018
P: 847-588-5700 • F: 847-588-0034 • transwestern.com

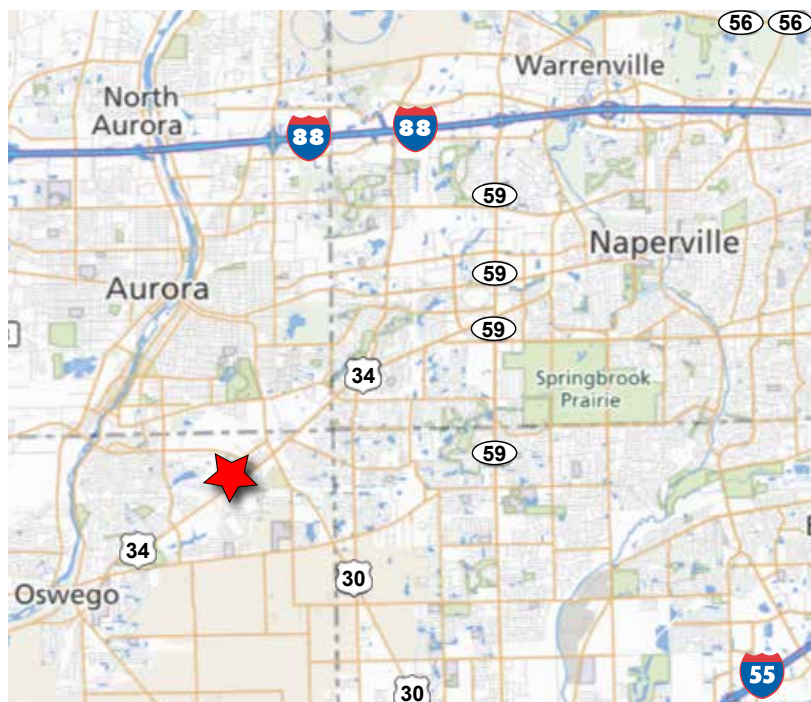
The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2019 Transwestern.

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

120 KENDALL POINT DRIVE | OSWEGO, IL 60543

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

JUSTIN LERNER, SIOR
847.588.5665
justin.lerner@transwestern.com

JOE KARMIN
847.588.5670
joe.karmin@transwestern.com

T TRANSWESTERN®
9550 W. Higgins Road, Suite 250, Rosemont, Illinois 60018
P: 847-588-5700 • F: 847-588-0034 • transwestern.com