

Land For Sale or Build-to-Suit

Waubonsee Corporate Center
Sugar Grove, Illinois

20,000 SF – 80,000 SF



FEATURES

- Prestigious Business Park Setting
- In Proximity to I-88 & Route 56 Interchange
- High Exposure Availability on Wheeler Road
- Flexible Building Sizes and Layouts
- Truck Maintenance and Trailer Parking Permitted
- Low Kane County Taxes

Contact:

Mike Berkowitz
(847) 269-9500
mberkowitz@entrecommercial.com

PROPERTY SPECIFICATIONS

BTS Available:	20,000sf – 80,000sf
Zoning:	Industrial (I)
Lot Size:	4.63 Acres

Sale Price:	\$3.95 PSF
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Location:

West of Chicago:

- Chicago Loop - 45 miles – 1 hour drive time
- O'Hare Airport - 41 miles – 41 minute drive time
- DuPage Airport - 18 miles
- Schaumburg Airport - 31 miles

Expressways:

- I-88 (8.2 miles east)
- I-355 (25.8 miles east)
- I-39 (34 miles west)
- I-80 (26 miles south)

Population:

- 9,192 Residents
- Median Age: 40.7 Years Old
- Median House Hold Income: \$108,091
- Median Home Value: \$266,947

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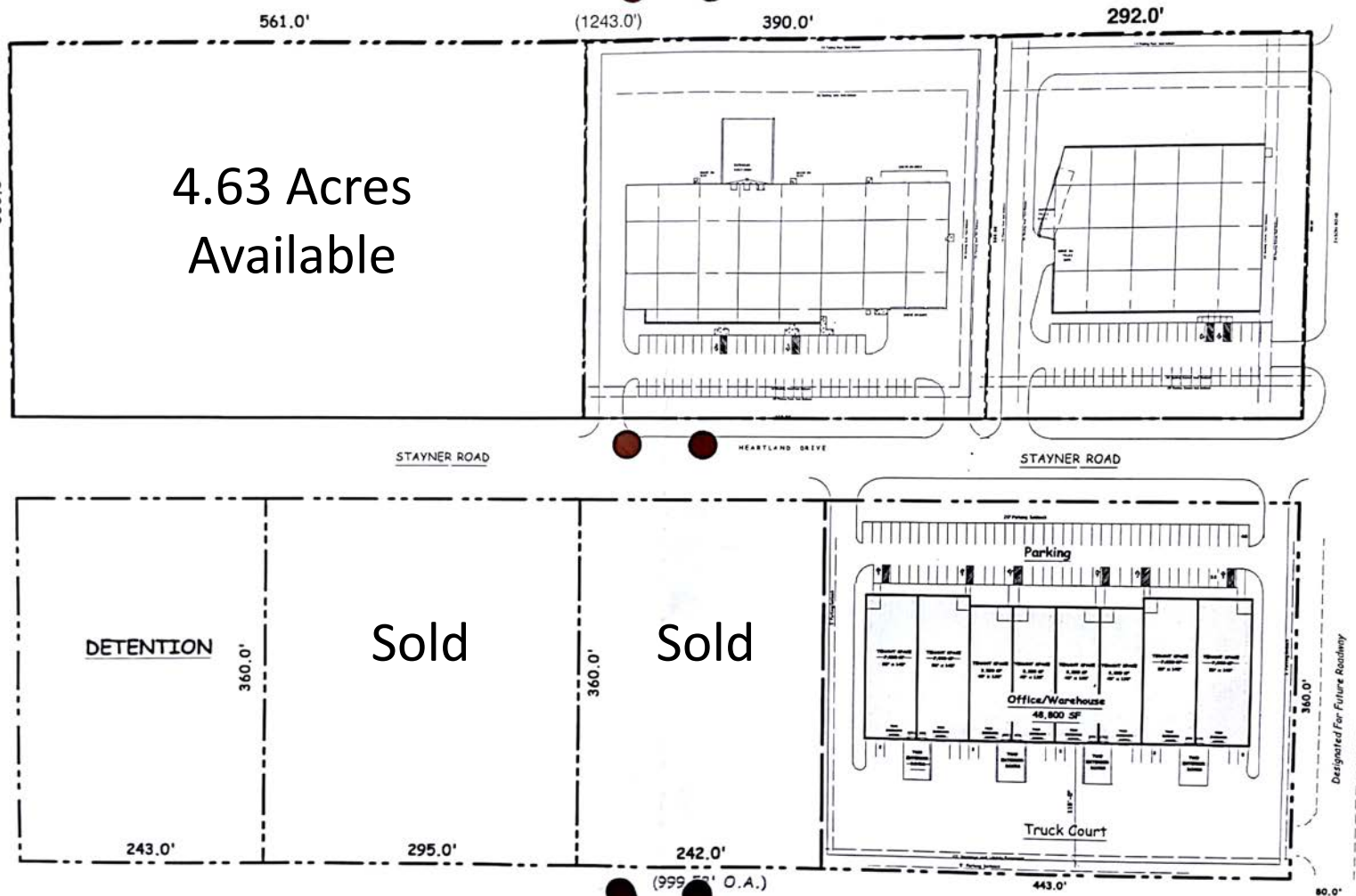
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