



# FOR SALE/LEASE | OFFICE/WHSE

421 Grove St DeKalb, IL 60115 >

\$449,500



**LEASE**  
**\$6-8**  
**PSF/NNN**

## Property Features

8,196 Sq Ft Office/Warehouse on 1.24 Acres

Office is 2,500 Sq Ft & Warehouse is 5,600 Sq Ft

Numerous Private Offices, a Conference Room, and Open Pul - Pen Windowed Area

Warehouse has 16 ' Ceilings to the Bottom of the Trusses, Trench Drains, & 2 Overhead Doors (16Wx16H & 16Wx12H)

Property Can be Subdivided - Lease or Purchase

Located in ENTERPRIZE ZONE, <http://enterprisezonesillinois.com>



[RVGCOMMERCIAL.COM](http://RVGCOMMERCIAL.COM)

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## INTERIOR PICTURES

421 Grove Street  
DeKalb, IL 60115



8,196 sq ft office/whse on 1.24 acres located in DeKalb's CBD. (Former Auto Service Dept.)

2500 sq ft office & 5600 sq ft whse. Whse has 16' ceilings to the trusses, trench drains, & two overhead doors (Each 16' W w/ 1 @ 12" H & 1 @ 16' H). Property could be subdivided. NFR letter is pending. ADT 8,200 CBD, Low maintenance building, great exposure on Rt 23! Potential to develop Rt 23 Lots.



## LOCATION

421 Grove Steet  
DeKalb, IL 60115



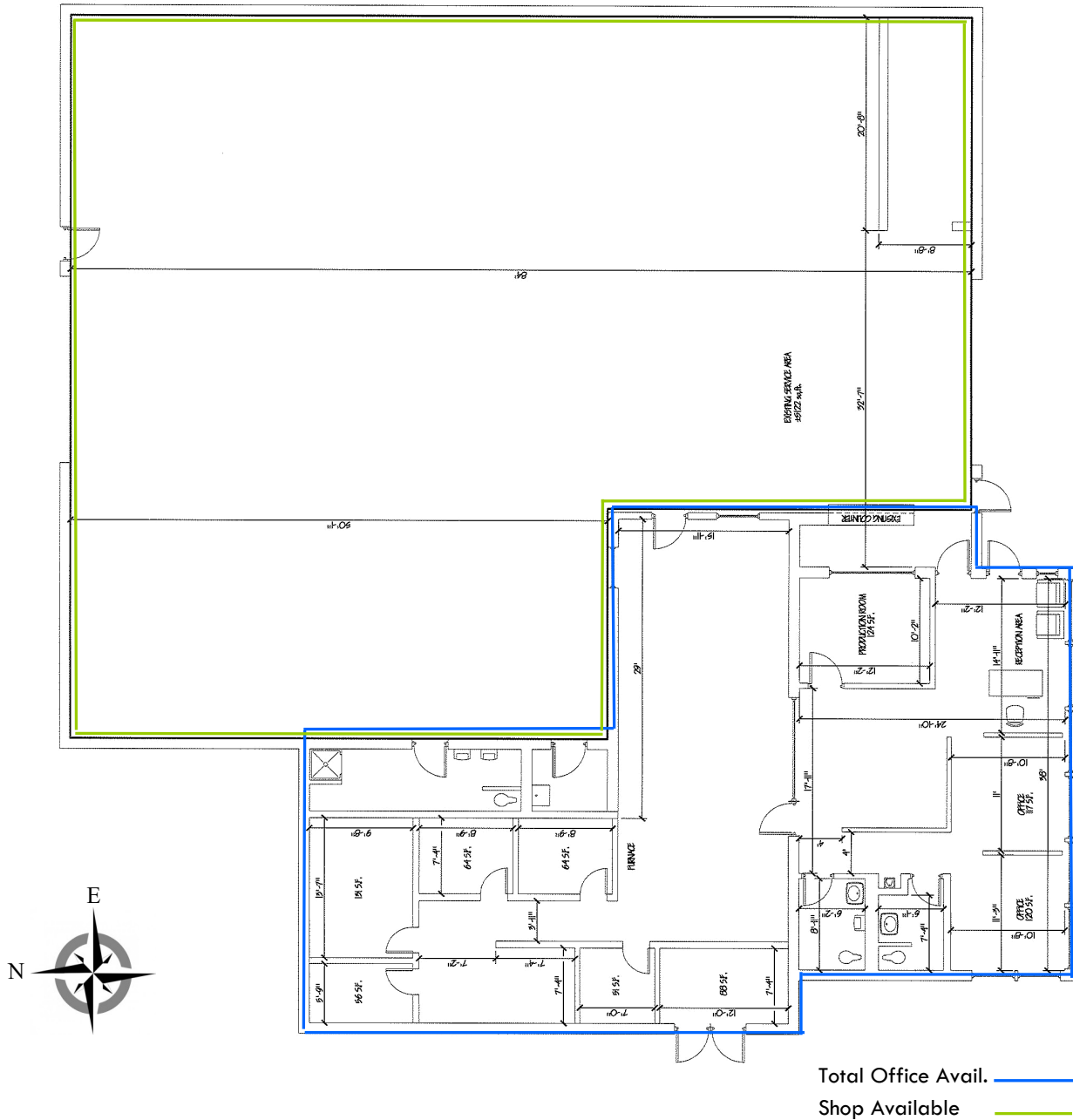
Located in Central Business Dist, center of town. Adjacent to City Hall and Post Office. Large parking lot to west could be developed.

Building features large off street parking area.



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Leaseable Office Space can be Divided



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