

INDUSTRIAL FOR SALE

3241 Cannonball Trail, Yorkville, IL 60560



SALE PRICE:	Portfolio Sale - Call Broker
LOT SIZE:	15.33 Acres
BUILDING SIZE:	10,600 SF
GRADE LEVEL DOORS	6
CEILING HEIGHT:	16.0 FT
YEAR BUILT:	1972
ZONING:	M-1; Limited Manufacturing
CROSS STREETS:	Oak Street

PROPERTY OVERVIEW

There are 15 regular and 22 bus sized surface parking spaces available. The excess land parcel has a number of unmarked spaces. The offer is for real estate only.

PROPERTY FEATURES

- 6 drive-in doors: 4 along the building's south side and 2 along the east side
- Nicely maintained building in very good condition; all potholes in lot repaired in 2016
- Office space has 3 privates, meeting room, open reception area and a kitchen
- Fenced yard; bus bays for repairs

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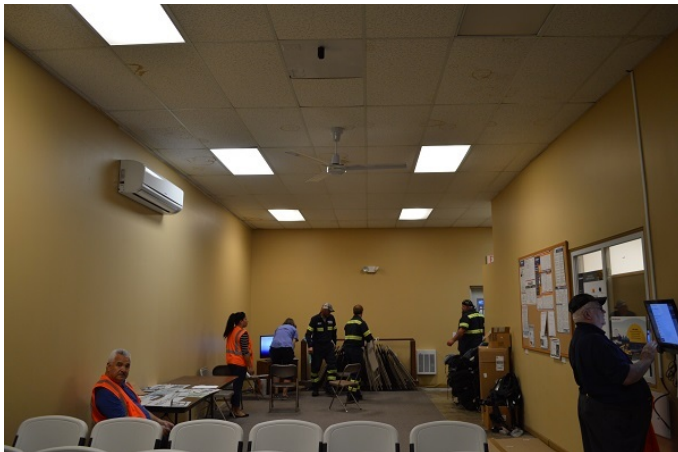
LOCATION OVERVIEW

The United City of Yorkville is located approximately 50 miles southwest of Chicago in Kendall County, considered in the last decade to be one of the fastest-growing counties in the country. The property is located along the west side of Cannonball Trail as well as the northwest intersection of Cannonball Trail and Oak Street and sits along the south side of the BNSF Railroad.



TENANT INFORMATION

Sepran Inc or its Successor in Interest has been a contracted customer since 2005.



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STREET ADDRESS:	3241 Cannonball Trail
CITY, STATE, ZIP:	Yorkville, IL 60560
PROPERTY TYPE:	Industrial
APN:	02-16-277-001; 02-15-153-005
LOT SIZE:	15.33 AC
ZONING:	M-1; Limited Manufacturing
RAIL ACCESS:	No
CROSS STREETS:	Oak Street
YEAR BUILT:	1972
NUMBER OF STORIES:	1
FOUNDATION:	Reinforced concrete slab
CEILINGS:	Warehouse: exposed metal siding; Office: hung acoustic tile
POWER:	Electric provided by Com Ed
HVAC:	Package HVAC



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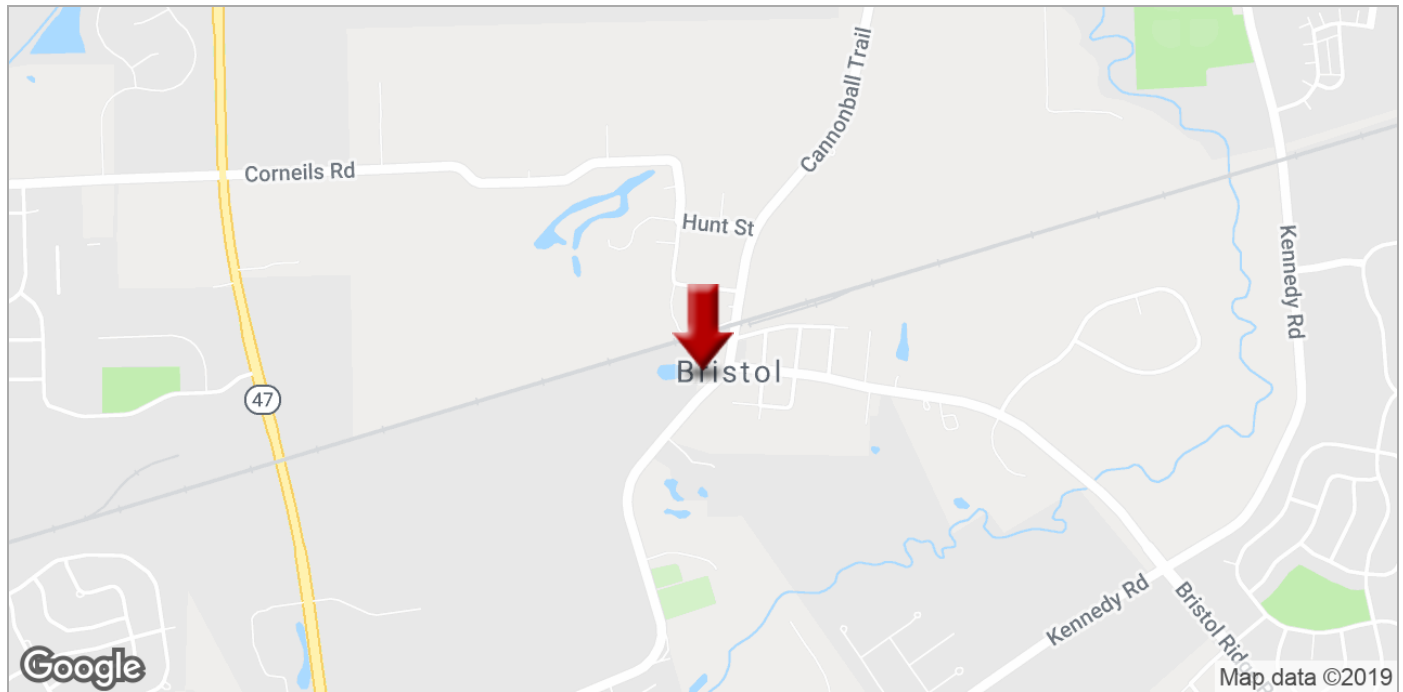
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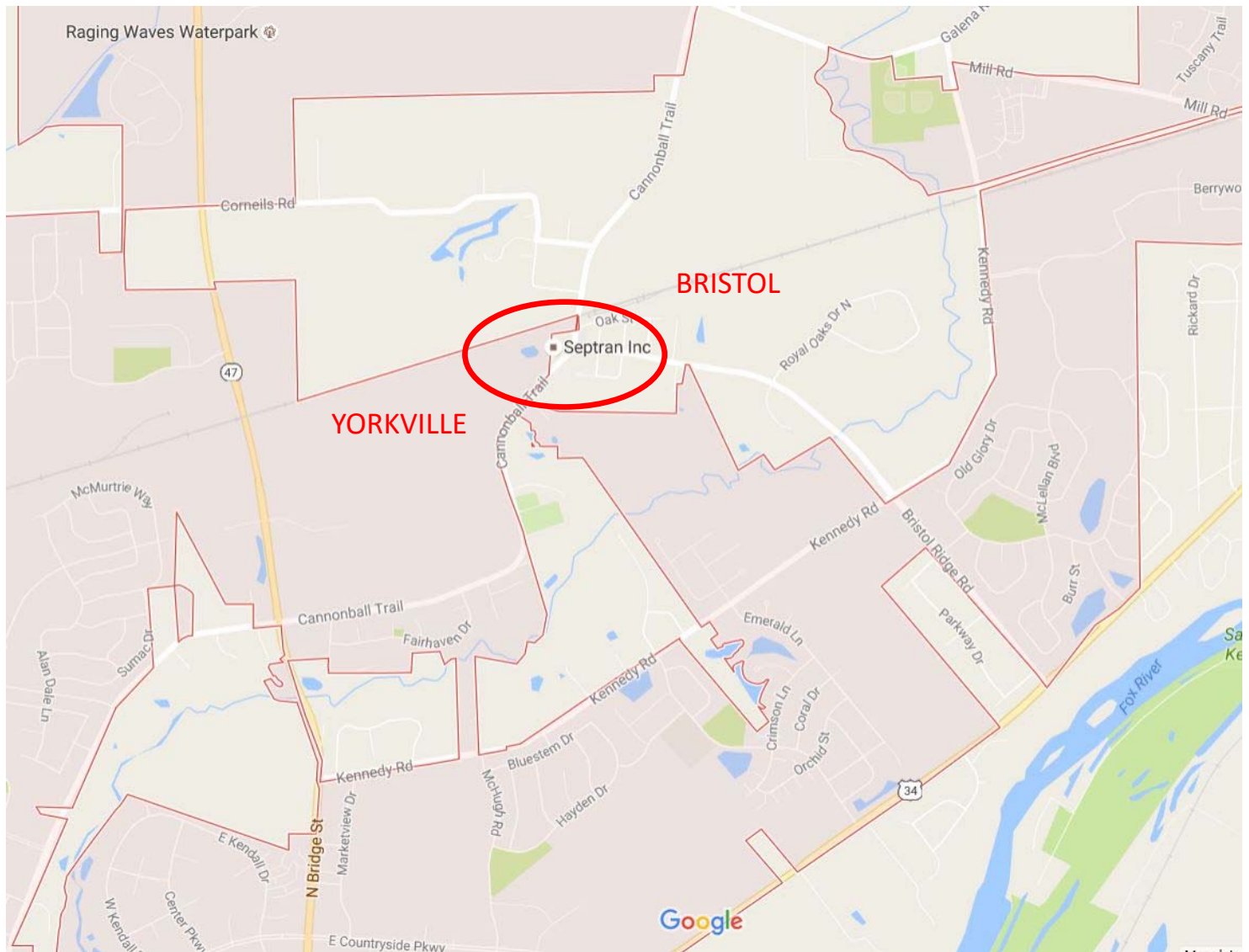


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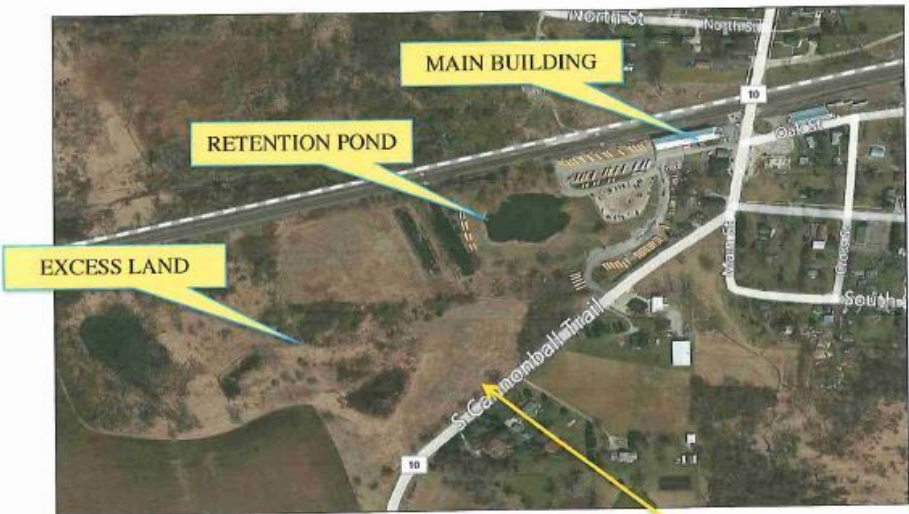
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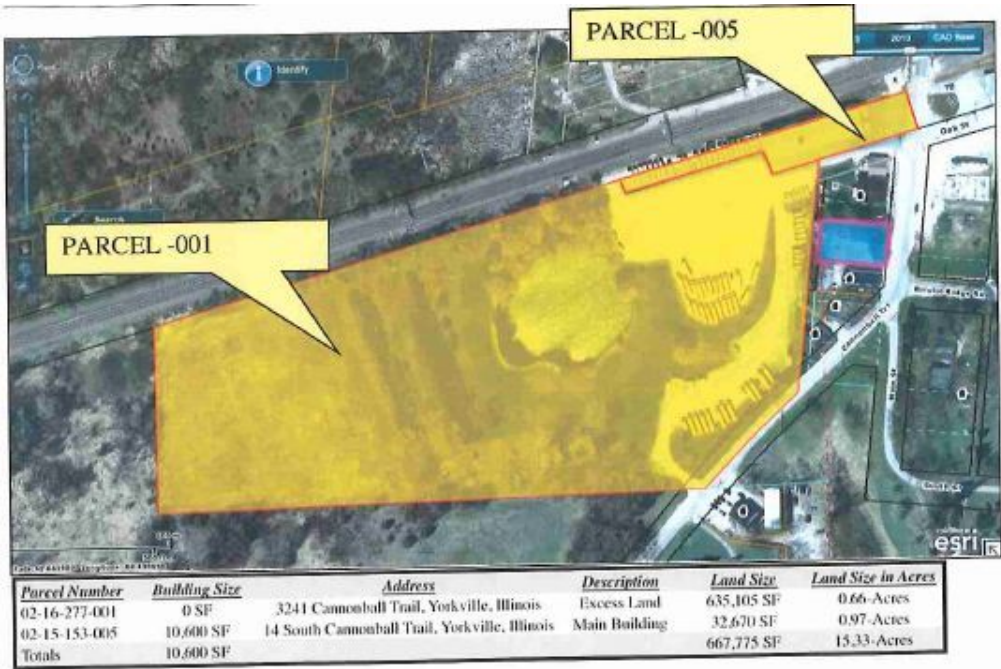


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AERIAL MAP



* According to the city of Yorkville, the subject's excess land parcel is divisible and buildable. A street cut would be required along South Cannonball Trail near this point to allow separate use should Septran continue to utilize the eastern portion.



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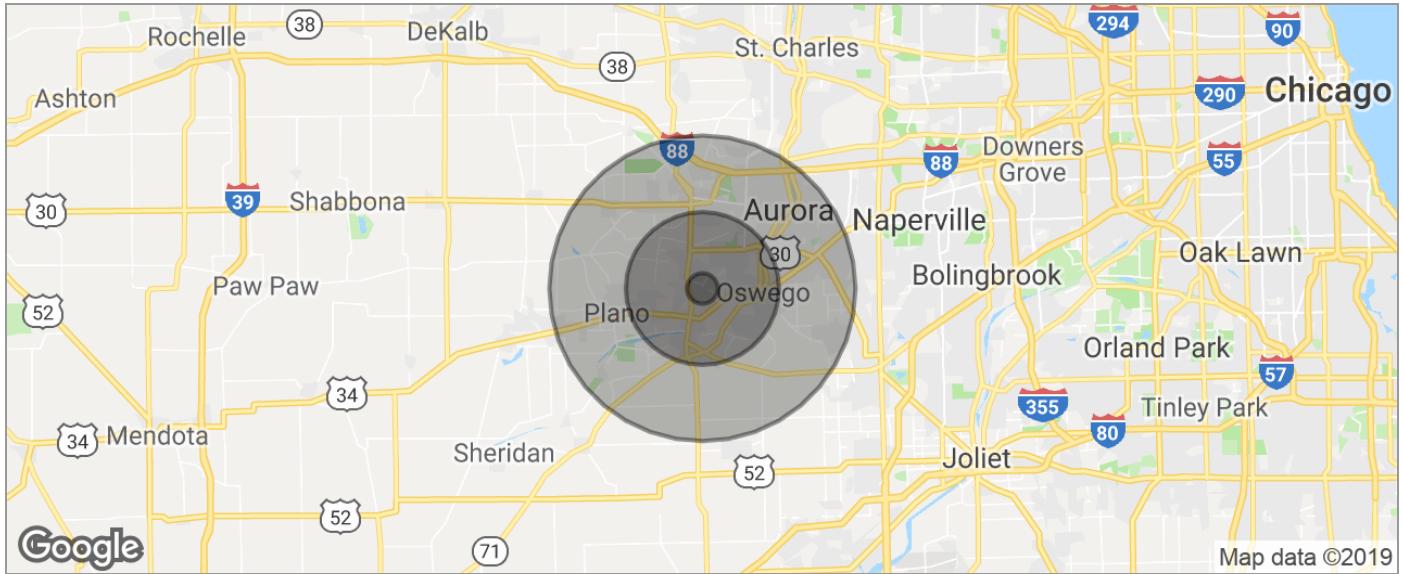
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,547	52,826	248,247
MEDIAN AGE	32.0	33.2	32.9
MEDIAN AGE (MALE)	32.3	32.8	32.2
MEDIAN AGE (FEMALE)	31.7	33.7	33.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	847	17,353	82,883
# OF PERSONS PER HH	3.0	3.0	3.0
AVERAGE HH INCOME	\$92,935	\$93,189	\$78,897
AVERAGE HOUSE VALUE	\$275,070	\$274,382	\$257,517
RACE	1 MILE	5 MILES	10 MILES
% WHITE	87.5%	85.8%	72.1%
% BLACK	4.0%	4.0%	6.9%
% ASIAN	2.9%	3.4%	2.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.2%
% OTHER	2.9%	4.2%	15.9%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	15.4%	15.8%	30.3%

* Demographic data derived from 2010 US Census

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