

FOR
SALE

INDUSTRIAL CONDOMINIUM UNIT

30w250 Butterfield

Warrenville, Illinois 60555

Property Information:

- Industrial Condo Unit
- Zoned M-1 Light Manufacturing
- 10' clear ceilings
- Sprinklered
- Air conditioned
- Drive-in door
- 2,175 square feet
- Low assessments
- Near I-88 Interchanges



Property Highlights:

Industrial Condo Unit is now available in popular Warrenville. Ideal space for any business that requires limited warehouse space, professional office, and easy access to I-88. Located 1/2 mile west of Route 59 on Butterfield Road. Ideal for small contractors, engineering firms, professional or sales offices, or any business that requires both an office and warehouse component.



Unit 310: \$187,500

For more information contact:
John Schutzius
Mobile: (630) 201-0814
E-Mail: jrs@icricorp.com

Office: 630-264-9760

Fax: 630-264-9761

www.icricorp.com

Industrial
Commercial
Realty and
Investment

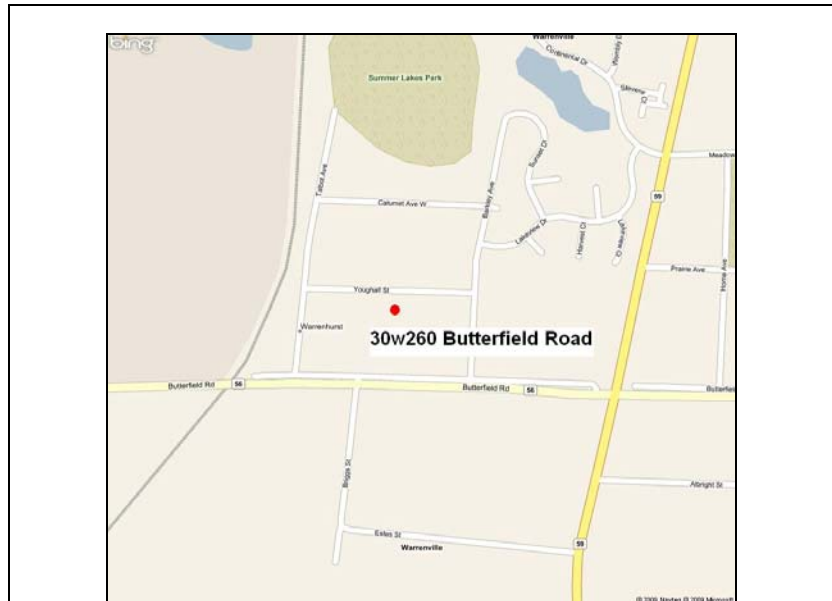
INDUSTRIAL COMMERCIAL REALTY AND INVESTMENT

PROPERTY FACT SHEET

Type of Property:	Industrial	Pin:	04-33-21--050										
Address:	30W250 Butterfield Road, Units 310, Warrenville, IL 60555												
Total Building Size:	26,050 sq. ft.	Dimensions:	25'x87'										
Unit Size:	2,175 sq. ft.	Total Asking Price:	\$187,500										
Lot Square Ft:	Common	Annual Taxes:	\$4,258.08										
Office Area:	Approximately 200 sq. ft.	Association Fees	\$310/Quarter/unit or 103.33/mo										
Bathroom:	One 6'x7'												
Zoning:	M-1 Light Manufacturing	Possession:	Closing										
Present Use:	Sales Office with Warehouse	Nearest Interstate:	I-88 at Kirk Road & at Route 59										
Parking Spaces:	12	Nearest Airport:	Aurora Municipal										
Built:	1996	Highway Access:	Butterfield Road										
Construction:	Brick	Roof Age:	Unknown -- Association										
Utilities Onsite:	<table border="0"> <tr> <td>Gas</td> <td>Nicor</td> </tr> <tr> <td>Electric</td> <td>Com Ed</td> </tr> <tr> <td>Water</td> <td>Included in Association Dues</td> </tr> <tr> <td>Waste</td> <td>Owner Preference</td> </tr> <tr> <td>Sewer</td> <td>Included in Association Dues</td> </tr> </table>			Gas	Nicor	Electric	Com Ed	Water	Included in Association Dues	Waste	Owner Preference	Sewer	Included in Association Dues
Gas	Nicor												
Electric	Com Ed												
Water	Included in Association Dues												
Waste	Owner Preference												
Sewer	Included in Association Dues												

Heat:	Gas Forced Air, Warehouse Ceiling Mount
HVAC:	Yes
Sprinkler:	Yes
Power:	220V
Docks:	None
Doors:	One 10'x10' Drive-in Door
Clear Height:	11.0 to beams, 13' to roof
County:	DuPage
Township:	Winfield

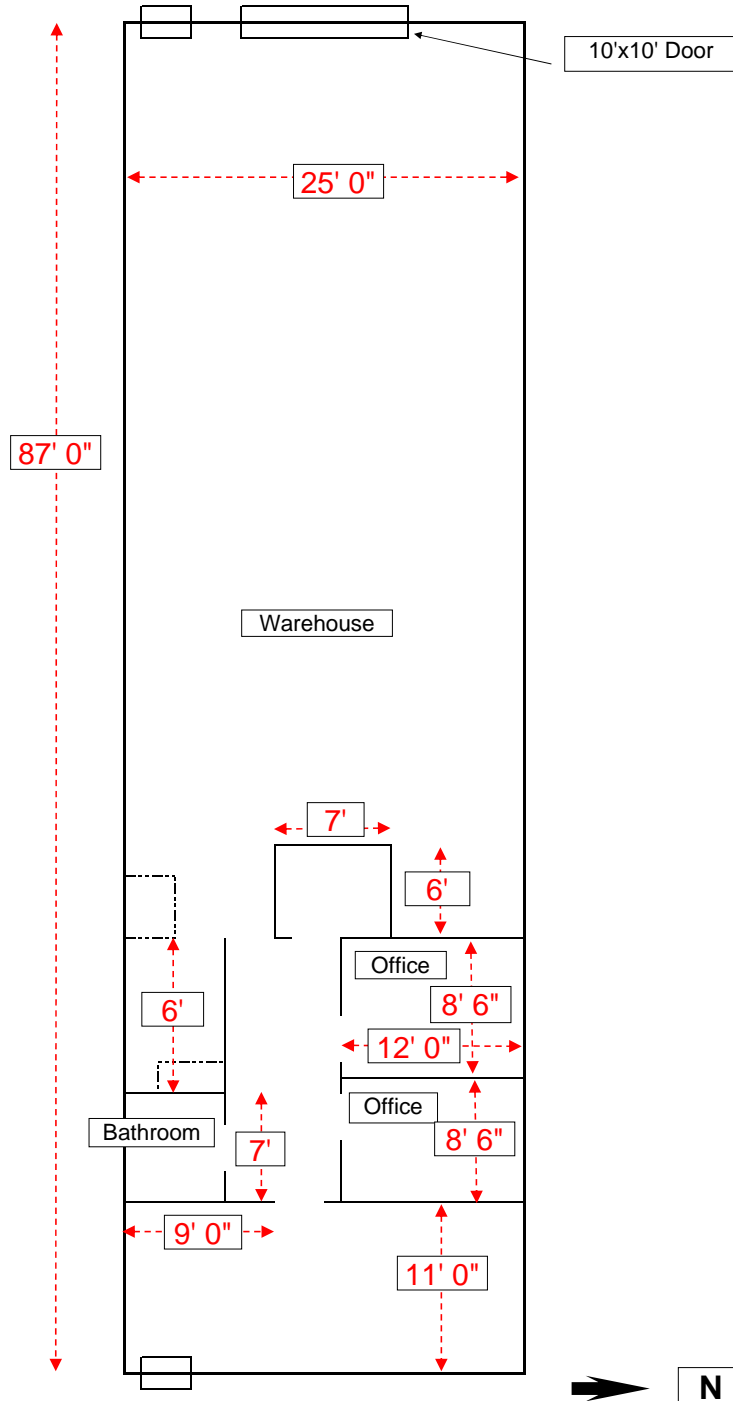
Location:



(630) 499-9860

Information contained herein is from sources deemed reliable. No warranty or representation is made as to the accuracy of the aforementioned information. Price subject to change and listing withdrawal without notice. Industrial Commercial Realty and Investment Corp 2011. All rights reserved.

30w250 Butterfield Road, Suite 310
Warrenville, IL



DIMENSIONS ARE APPROXIMATE AND DO NOT REPRESENT ARCHITECTURAL CONFIGURATIONS. AREA MEASUREMENTS SHOULD BE VERIFIED BY THE TENANT PRIOR TO SIGNING THE LEASE.