



# FOR LEASE

1203 Badger St., Yorkville, IL

# \$17.50/SF MG

## 2,400 SF

Introducing a versatile light industrial space located in Yorkville, featuring 2 spacious 14'x14' doors and triple rinse basins. This 2,400 SF heated warehouse boasts 16' clear span ceilings, providing ample vertical space for various uses. The property is zoned M-1 light industrial, offering flexibility for a range of business activities. With a dedicated bathroom and convenient access, this space is perfect for your operational needs. Don't miss out on this excellent opportunity!

**JASON PESOLA**

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**INTEGRA**  
**COMMERCIAL**  
THE PESOLA GROUP

1960 Springbrook Square Dr #100  
Naperville, IL 60564



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# PROPERTY HIGHLIGHTS

IMMEDIATE AVAILABILITY

HEATED WAREHOUSE

16' CEILINGS

**2,400+/-**  
TOTAL SQ. FT.

ZONED  
M1

**PRIME**  
LOCATION

PRIME LOCATION JUST OFF ROUTE 47 | 2-LARGE OVERHEAD DOORS

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# YORKVILLE ILLINOIS DEMOGRAPHICS

1203 Badger St., Yorkville, IL 60560



MEDIAN SALE PRICE  
**\$358,667**

MEDIAN HOME VALUE  
**\$397,367**

2022-2024 HOUSEHOLDS  
**8,140**

MEDIAN HOUSEHOLD INCOME  
**\$113,726**  
2022-2024

2024 EST. POPULATION  
**25,986**

<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST045222>

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