



Space Profile for

Unit: #A2

Area: 1006 sq ft

Address

2580 US-30

Oswego, IL 60543



4300 West Cypress St., Suite 160

Tampa, FL, 33607

**Townes Crossing**



FIRST NATIONAL  
REALTY PARTNERS

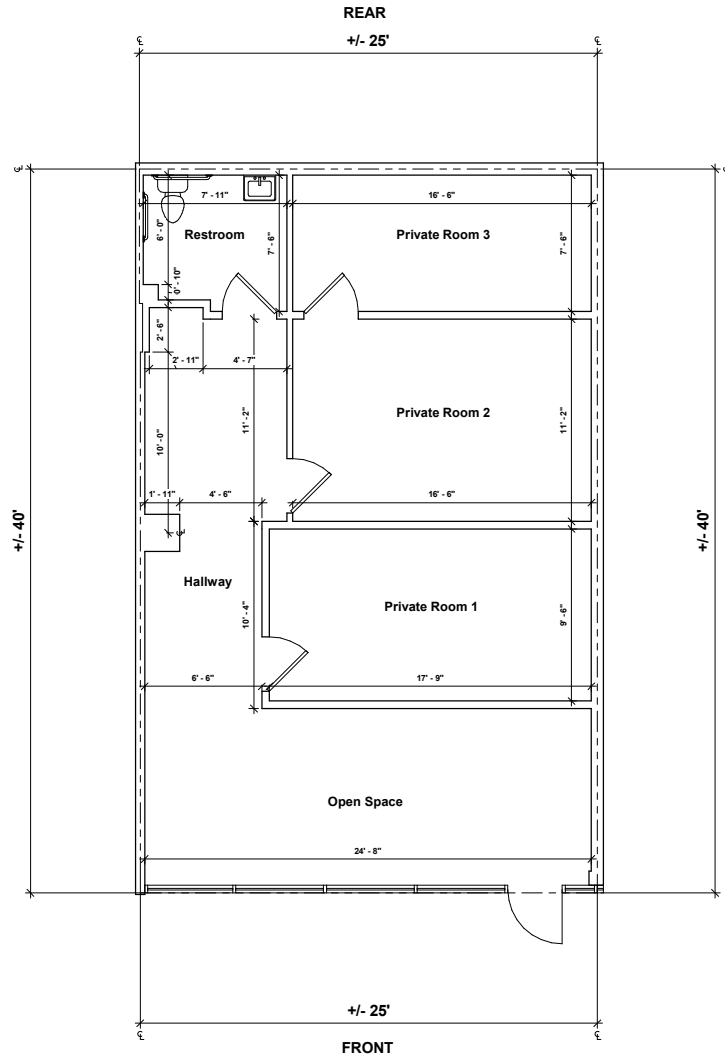
151 Bodman Place  
Suite 201,  
Red Bank NJ, 07701

**Unit # 14  
Ground Floor  
+/- 1,006 SF**

Square footage shown was measured on-site and adheres to BOMA standards.

**Width  
+/- 25'**

**Depth  
+/- 40'**



Revisions

**Floor Plan**  
Prepared 01/27/2026  
Unit # 14

Plans Produced by:  
**ID PLANS**

4300 West Cypress Street, Suite 160,  
Tampa, Florida 33607  
Phone: (866) 657-2545  
Idplans.com



© 2026

Floor plan is for general use and purposes only. ID Plans does not guarantee the accuracy or validity of provided information. Measurements are not intended to be architecturally valid for construction purposes or accepted as replacement for documents, drawings, or media intended or claiming to be structurally accurate, such as blueprints. The property owner has and reserves the right and responsibility to verify, change or alter the provided information at any time for any reason.

















































**A1 MAIN FLOOR**

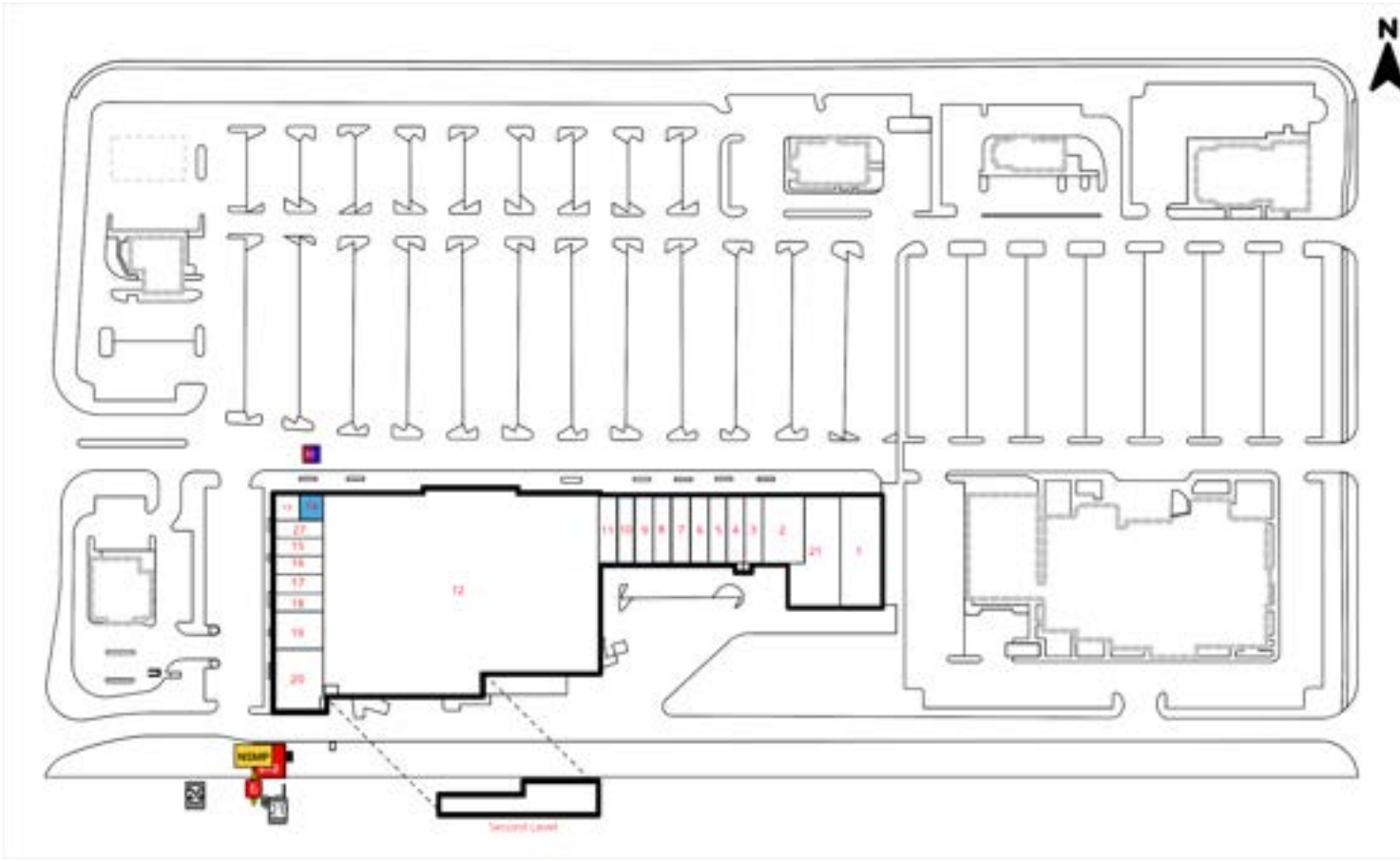


**Virtual Tour**



# Legend

|                                                                                    |                       |                                                                                     |                          |                                                                                     |                       |                                                                                       |                      |
|------------------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------------------------|----------------------|
|    | Tenant Water Meter    |    | Air Handler              |    | Rectangular Column    |    | Disconnect           |
|    | Sub Water Meter       |    | HVAC Unit                |    | Appliance Outlet      |    | Freezer              |
|    | House Water Meter     |    | Blank Air Handler        |    | Outlet                |    | Can Light            |
|    | Blank Water Meter     |    | Blank HVAC Unit          |    | Service Panel         |    | Recessed Light       |
|    | Tenant Gas Meter      |    | Vertical Fire Riser      |    | Water Heater          |    | Ceiling Fan w/ Light |
|    | Sub Gas Meter         |    | Horizontal Fire Riser    |    | RJ45                  |    | Ceiling Fan          |
|    | House Gas Meter       |    | Fire Sprinkler           |    | Backflow Preventer    |    | Diffuser             |
|    | Blank Gas Meter       |    | Fire Alarm Pull          |    | Water Fountain        |    | Air Vent             |
|   | Tenant Electric Meter |   | Fire Alarm               |   | Grease Trap           |  | Emergency Light      |
|  | Sub Electric Meter    |  | Fire Extinguisher        |  | Step Down Transformer |  | 4 Bulb Fluorescent   |
|  | House Electric Meter  |  | Thermostat               |  | Floor Drain           |  | 2 Bulb Fluorescent   |
|  | Blank Electric Meter  |  | Fire Alarm Control Panel |  | Tankless Water Heater |  | 1 Bulb Fluorescent   |



## Space Overview

| Overview | Actual Square Footage | Measured Depth of Space |
|----------|-----------------------|-------------------------|
|          | 1006 SQFT             | 40' 0"                  |

| Thickness | Front Wall | Rear Wall | Left Wall | Right Wall |
|-----------|------------|-----------|-----------|------------|
|           | 0' 6"      | 0' 8"     |           | 0' 8"      |

| Flooring | Concrete | Carpet      | Tile | Other       | Unit      | Total       |
|----------|----------|-------------|------|-------------|-----------|-------------|
|          |          | 475.86 SQFT |      | 448.08 SQFT | 1006 SQFT | 923.94 SQFT |

|                        |                              |                                     |                                      |
|------------------------|------------------------------|-------------------------------------|--------------------------------------|
| Ceiling<br>Information | Height From Floor To Ceiling | Height From Floor To Bottom Of Deck | Height From Floor To Bottom Of Joist |
|                        | Front: 9' 5" Back: 9' 4"     | Front: 14' 7" Back: 14' 6"          | Front: 12' 3" Back: 12' 2"           |

|                                 |                      |                                       |
|---------------------------------|----------------------|---------------------------------------|
| Ceiling<br>Information<br>Cont. | Clear Ceiling Height | Height From Floor To Bottom Of Girder |
|                                 | 9' 3"                | NaN' NaN"                             |

Mechanical

| HVAC | Reference | Manufacturer | Model       | Serial     | Tonnage | Year | Notes |
|------|-----------|--------------|-------------|------------|---------|------|-------|
|      | 30        | TRANE        | GBC036A3EMB | 22163070PA | 3       | 2022 |       |

| Not Present | Assets Not Present |
|-------------|--------------------|
|             | Air Handler        |

Electric

| Disconnect | Reference | Amps | Location      | UL Number  | Manufacturer     | Handle or Breaker | Notes |
|------------|-----------|------|---------------|------------|------------------|-------------------|-------|
|            | 1         | 125  | Rear Exterior | Not Listed | General Electric | Breaker           |       |

| Electric Meter | Reference | Meter #   | Location       | Amps | Notes |
|----------------|-----------|-----------|----------------|------|-------|
|                | 26        | 230353498 | Right Exterior |      |       |

| Not Present | Assets Not Present    |
|-------------|-----------------------|
|             | Step-Down Transformer |

| Service Panel | Reference | Amps | Service Type | Panel Type  | Panel UL Number | Manufacturer     | Location | Number of Circuit Breakers | Notes |
|---------------|-----------|------|--------------|-------------|-----------------|------------------|----------|----------------------------|-------|
|               | 1         | 150  | 120/208      | Load Center | Label Torn      | General Electric | Hallway  |                            |       |

*\*IDPlans does not provide an Ampacity Report\**

## Plumbing

| No Sub Meter Present | Reference | Meter #              | Verified Date | Notes |
|----------------------|-----------|----------------------|---------------|-------|
|                      | 1         | No Sub Meter Present |               |       |

| Not Present | Assets Not Present |
|-------------|--------------------|
|             | Water Fountains    |
|             | Backflows          |

| Water Heater | Reference | Manufacturer | Model  | Serial     | Gallons | Tank | Water Line (in) | Location         | Notes |
|--------------|-----------|--------------|--------|------------|---------|------|-----------------|------------------|-------|
|              | 1         | Rheem        | 81VP6S | 0789101660 | 6       | Tank | 3/4"            | Restroom Ceiling |       |

| Water Meter | Reference | Meter #  | Location       | Meter Size | Line Size | Notes |
|-------------|-----------|----------|----------------|------------|-----------|-------|
|             | 6         | 61092144 | Sprinkler Room | 1 1/2 inch |           |       |

## Waste

|             |                    |
|-------------|--------------------|
| Not Present | Assets Not Present |
|             | Grease Trap        |
|             | Grease Container   |

Fire

| Fire Extinguisher | Number of Fire Extinguishers | Notes |
|-------------------|------------------------------|-------|
|                   | 1                            |       |

| Not Present | Assets Not Present       |
|-------------|--------------------------|
|             | Fire Alarm Control Panel |

| Sprinkler Heads | Sprinkler Type | Sprinkler Heads Present | Sprinklers Located in Space | Riser Located in Space | Additional Information |
|-----------------|----------------|-------------------------|-----------------------------|------------------------|------------------------|
|                 |                |                         | Yes                         | No                     |                        |

Gas

| Gas Meter | Reference | Meter # | Location      | Size   | Notes |
|-----------|-----------|---------|---------------|--------|-------|
|           | 21        | 3259682 | Rear Exterior | 1 inch |       |

Room

| Restroom | Unit       | Description |
|----------|------------|-------------|
|          | Restroom 1 |             |

# Storefront 1

