

1N020 Thryselius Drive

INDUSTRIAL BUILDING FOR SALE

1N020 Thryselius Drive, Elburn, IL 60119

[Property Website](#)

±20,010 SF
Available

Drive-through
Capability

Potential for
Outside Storage

Low Kane
County Taxes

**PRICE
REDUCTION!**



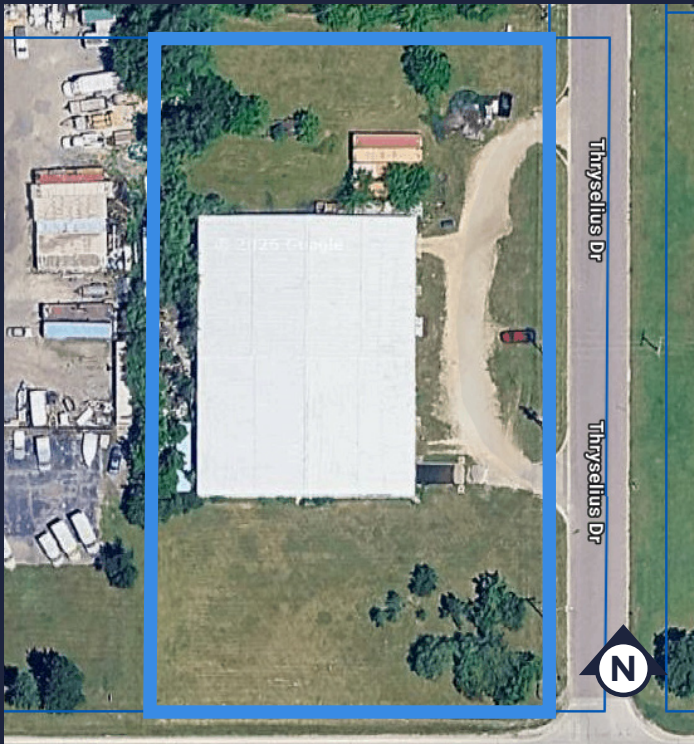
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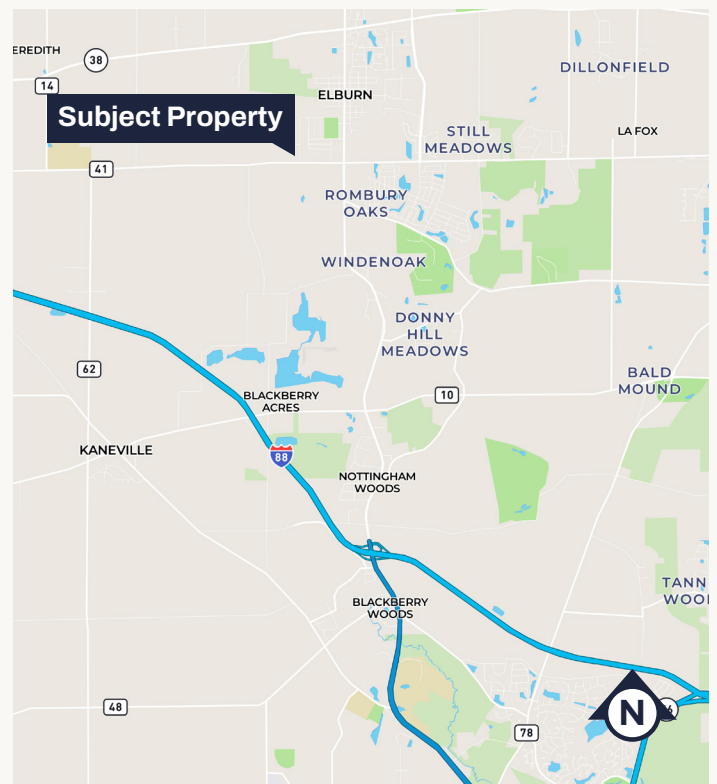
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Property Highlights

- **PRICE REDUCTION!**
- Freestanding drive-through building
- Potential for outdoor storage
- In-place airlines and compressors
- Good power distribution
- Zoned M-1
- 5 miles from I-88 via IL-47
- Low Kane County taxes

BUILDING SIZE	±20,010 SF
LAND AREA	±2.08 AC
OFFICE SIZE	±2,000 SF
CEILING HEIGHT	12'6" - 14'
LOADING	1 Ext Dock / 3 DID
POWER	800A 480V
PARKING	±15 Cars
HEATING	Gas
YEAR BUILT	1989
CONSTRUCTION	Insulated Steel Panels
RE TAXES	\$1.66 PSF (2024)
SALE PRICE	\$1,600,000



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