

Industrial Property For Lease

12,500 SF - 37,500 SF AVAILABLE

126 Kirkland Circle, Oswego, IL 60543



SIZE:

12,500 sf & 25,000 sf- CAN BE COMBINED!

ADDRESS:

126 Kirkland Circle Oswego, IL 60543

ZONING:

Industrial

SUMMARY:

37,500 sf - 2-Unit Building; 126A Kirkland Circle containing 25,000 sf and 126B Kirkland Circle containing 12,500 sf

**MORKEN
& ASSOCIATES**

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3820 Ridge Pointe Drive, Geneva, IL 60134

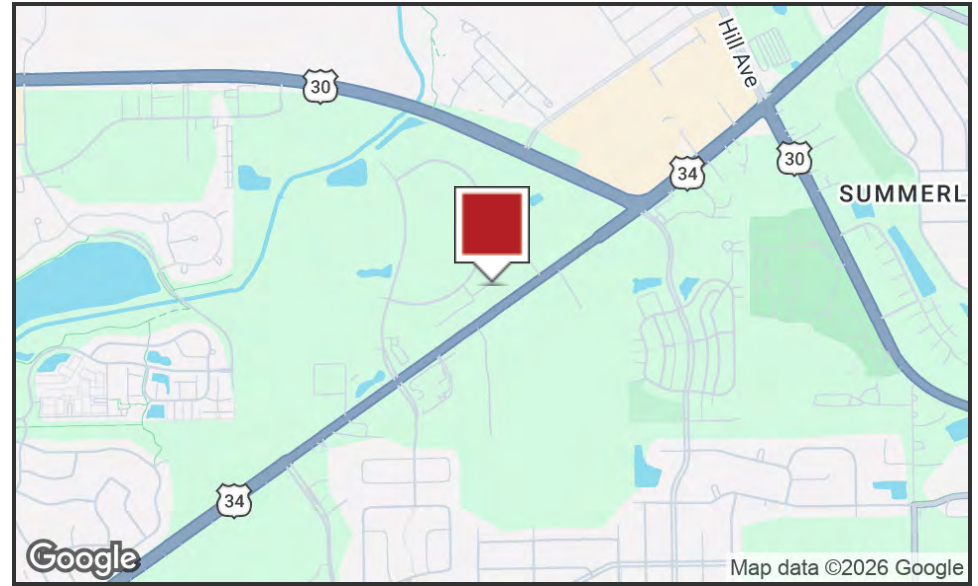
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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$14.00 PSF Modified Gross
Building Size:	37,500 SF
Available Spaces:	12,500 SF & 25,000 SF
Zoning:	Industrial

PROPERTY OVERVIEW

126A Kirkland Circle: 25,000 sf - FULLY AIR CONDITIONED!
4100 sf Office with full mezzanine
2 Recessed Docks & 12' x 14' Drive In Door with Floor Drain and Triple Trap Basin
18' Clear Height - 600 Amp Service @ 480 Volt 3 phase - Full LED Lighting

126B Kirkland Circle: 12,500 sf
1200 sf Office with full mezzanine
Recessed Dock & 12' x 14' Drive In Door with Floor Drain and Triple Trap Basin
18' Clear Height - 400 Amp Service @ 480 Volt 3 phase - Full LED Lighting

PROPERTY HIGHLIGHTS

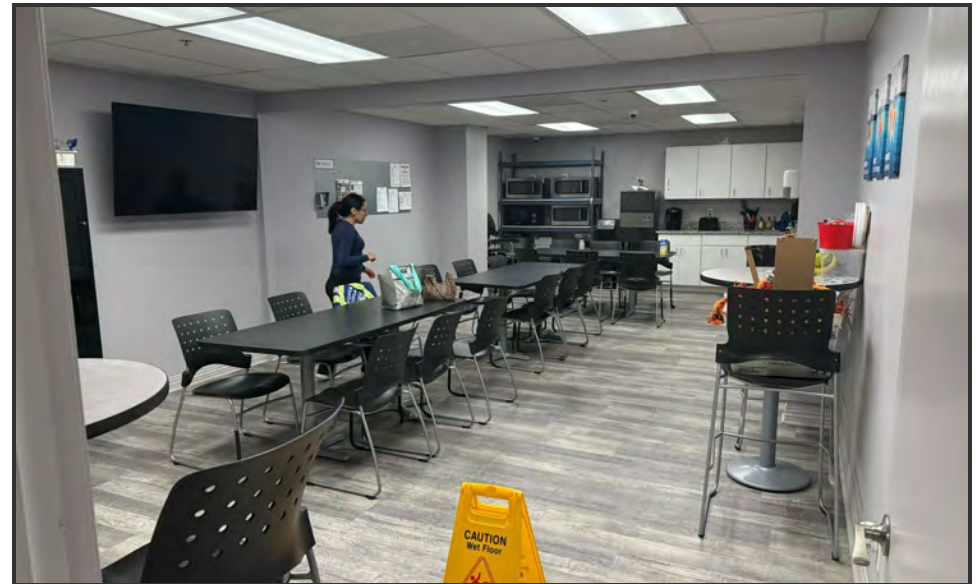
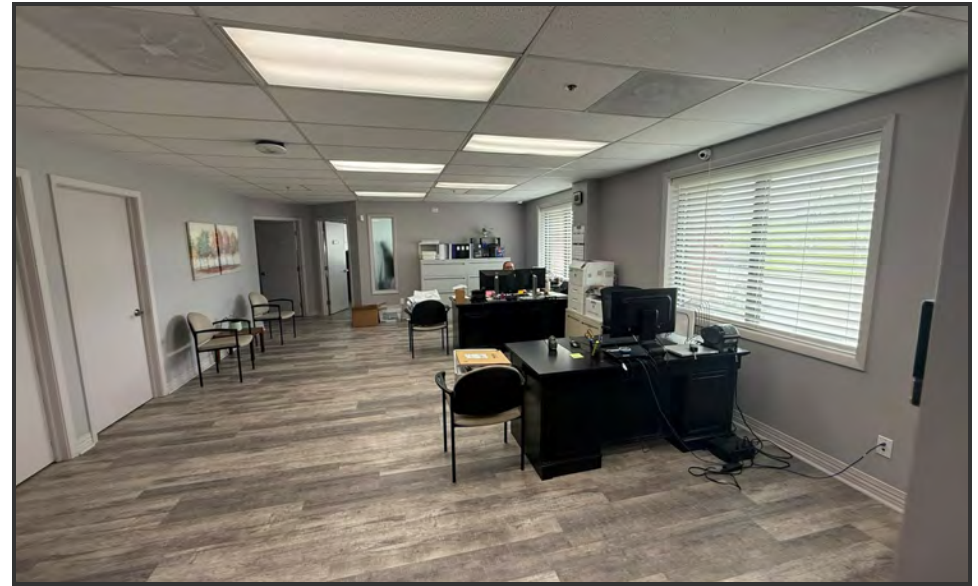
- Building fronting on Ogden Avenue (Rt 34)
- Units can be combined!

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Additional Photos - 126A 25,000 Sf Unit - Office

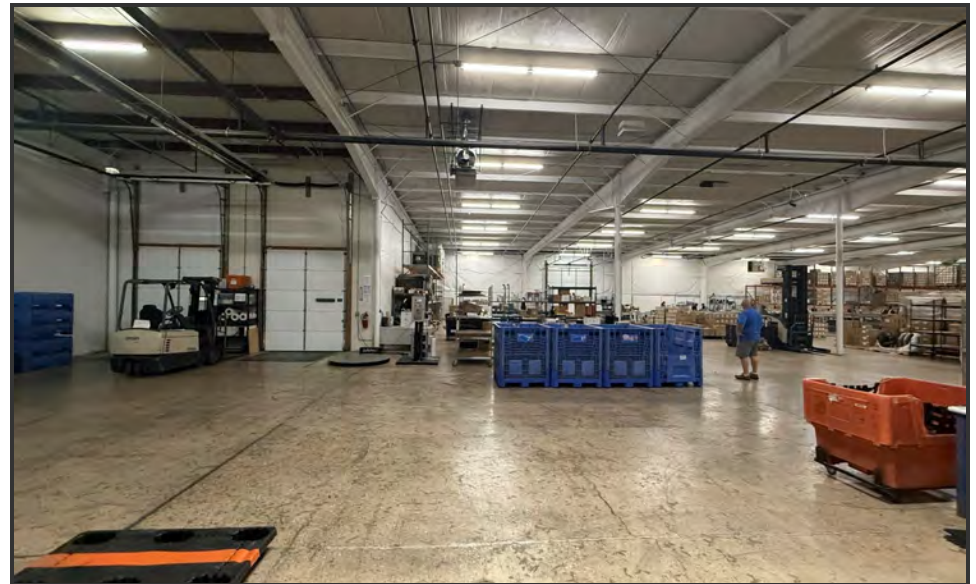
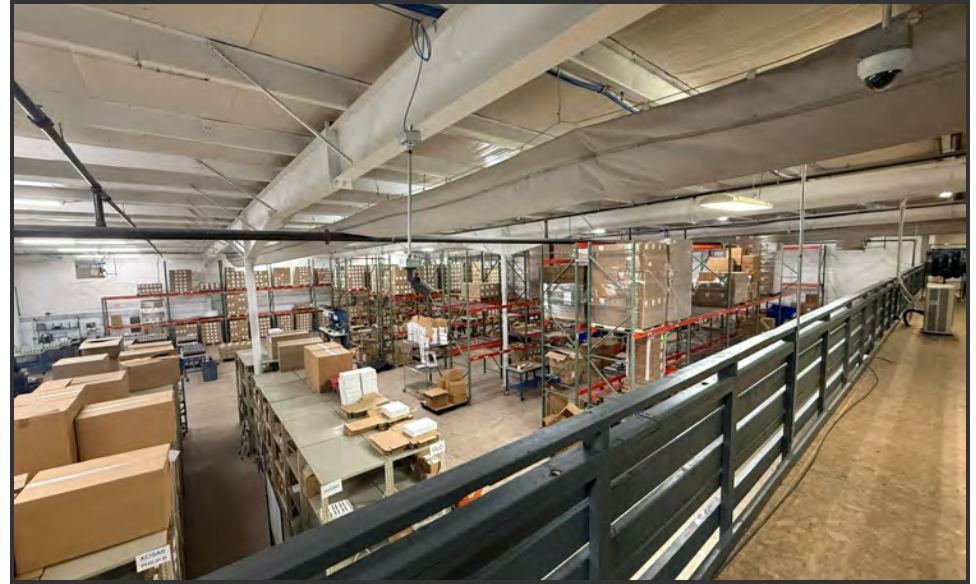


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Additional Photos - 126A 25,000 Sf Unit - Warehouse



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■ Additional Photos - 126B - 12,500 SF - Office

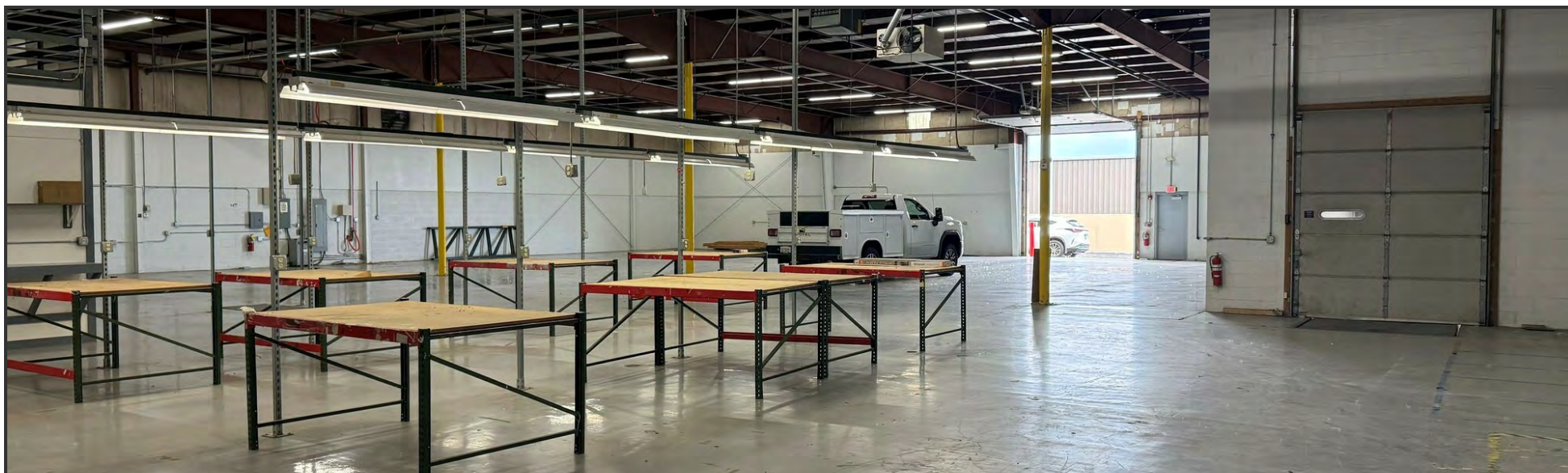


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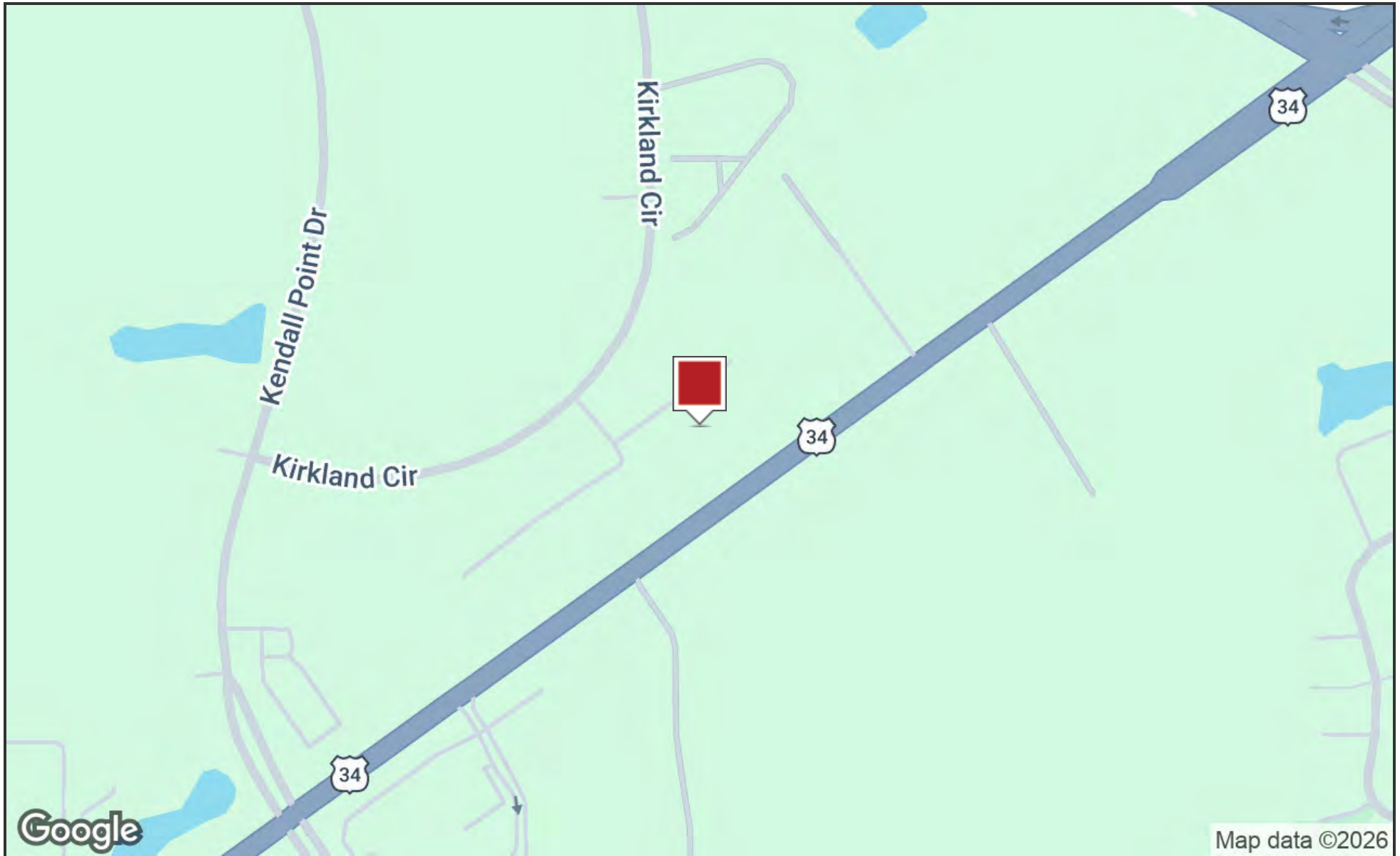
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Location Map



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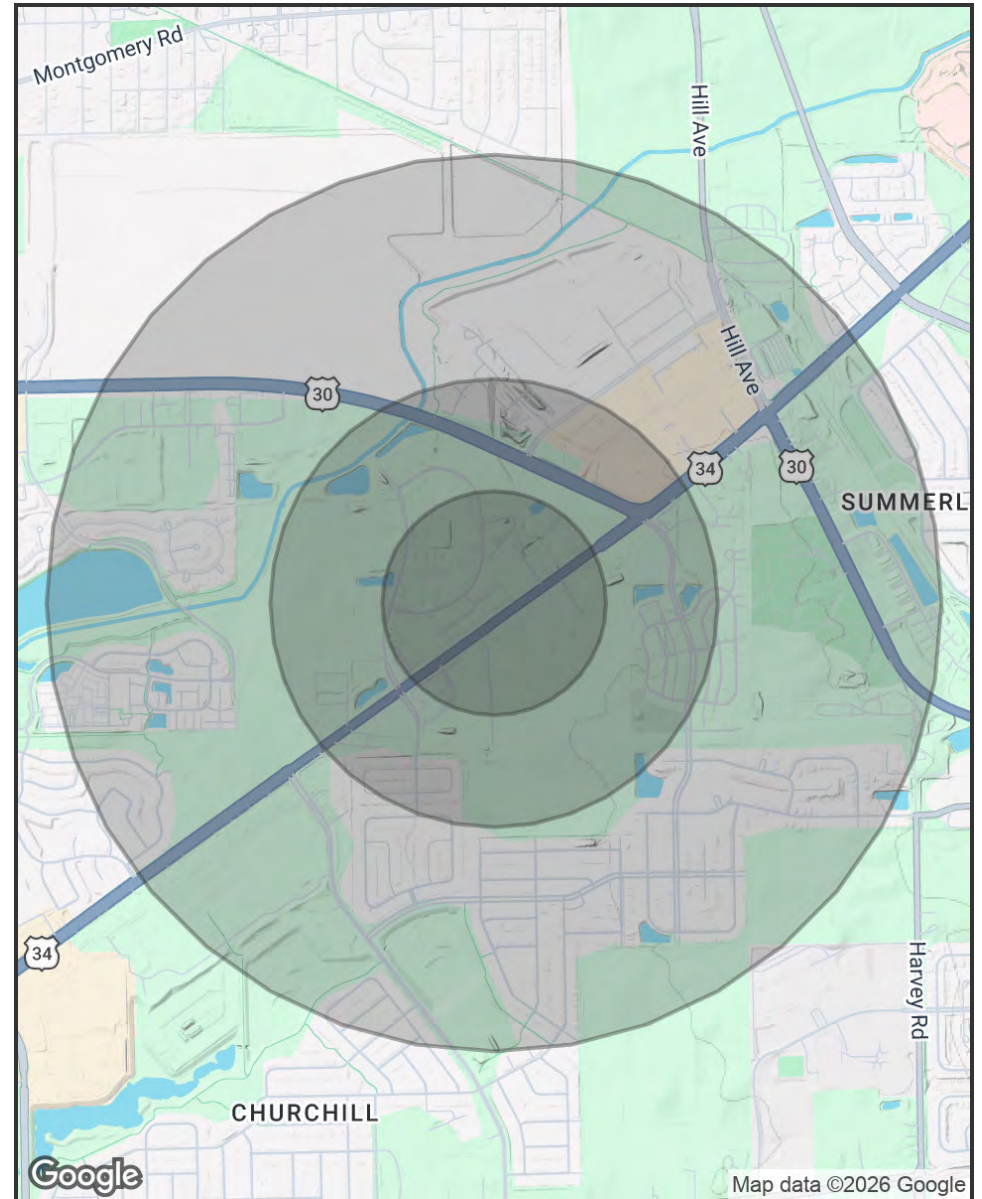
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	421	1,655	6,809
Average Age	38.5	38.7	37.9
Average Age (Male)	43.4	42.2	41.3
Average Age (Female)	33.3	36.2	38.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	196	715	2,628
# of Persons per HH	2.1	2.3	2.6
Average HH Income	\$115,551	\$114,537	\$112,944
Average House Value	\$251,051	\$257,705	\$268,757

2023 American Community Survey (ACS)



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