



2,700 SF Flex Space

43W900 ROUTE 64, MAPLE PARK, IL 60151

LEASE BROCHURE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

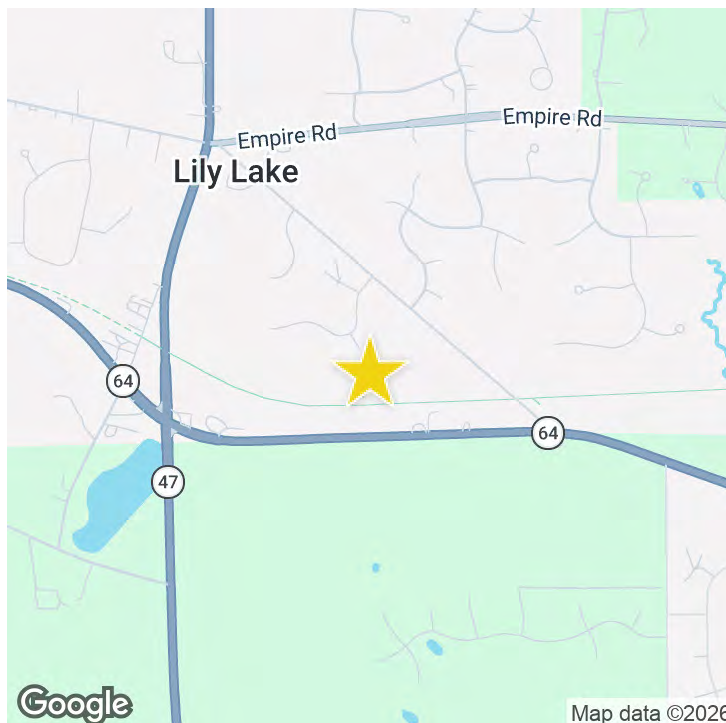
THIJS DENNISON

Broker
630.251.2144
thijs@murraycommercial.com

2,700 SF Warehouse/Flex/Office

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FLEX SPACE FOR LEASE



OFFERING SUMMARY

Available SF:	2,700 SF
Available Suite:	Suite B
Lease Rate:	\$2,500 per month (Gross)
Building Size:	23,899 SF

PROPERTY OVERVIEW

Very clean and functional flex/warehouse/office space. Approximately 2,700 SF of total space. 600 SF of Office space with restroom. 2,100 SF of Warehouse space with 18' ceilings and 14' Drive In Door. 200 amp 3-Phase power.

PROPERTY HIGHLIGHTS

- Ample Parking with secured lot behind building
- Great visibility on Route 64
- Good access to I-90 from Route 47
- Well-Maintained property



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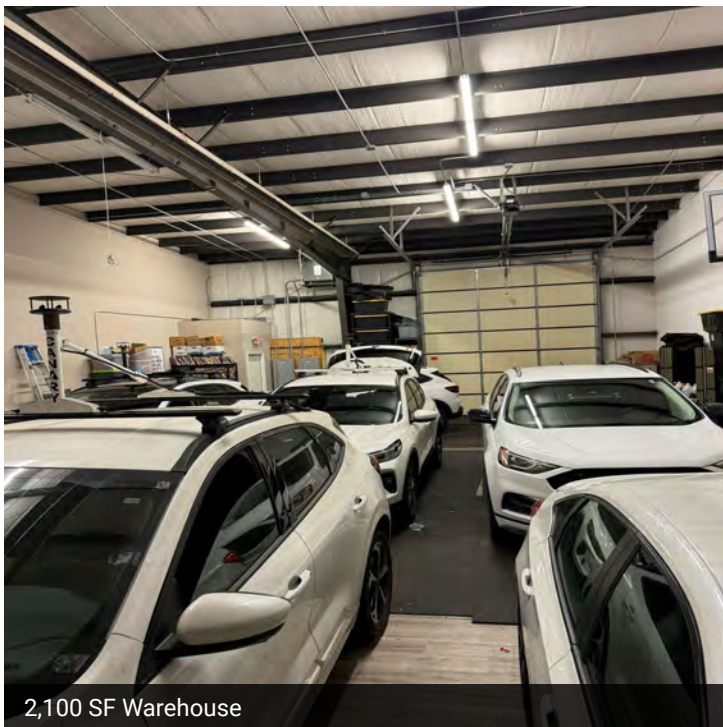
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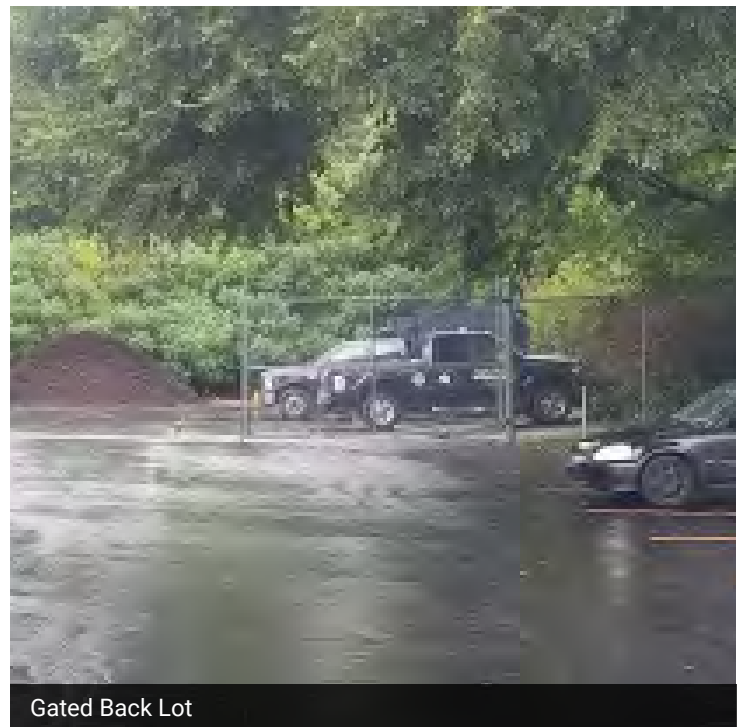
SUITE B PHOTOS



600 SF Office



2,100 SF Warehouse



Gated Back Lot

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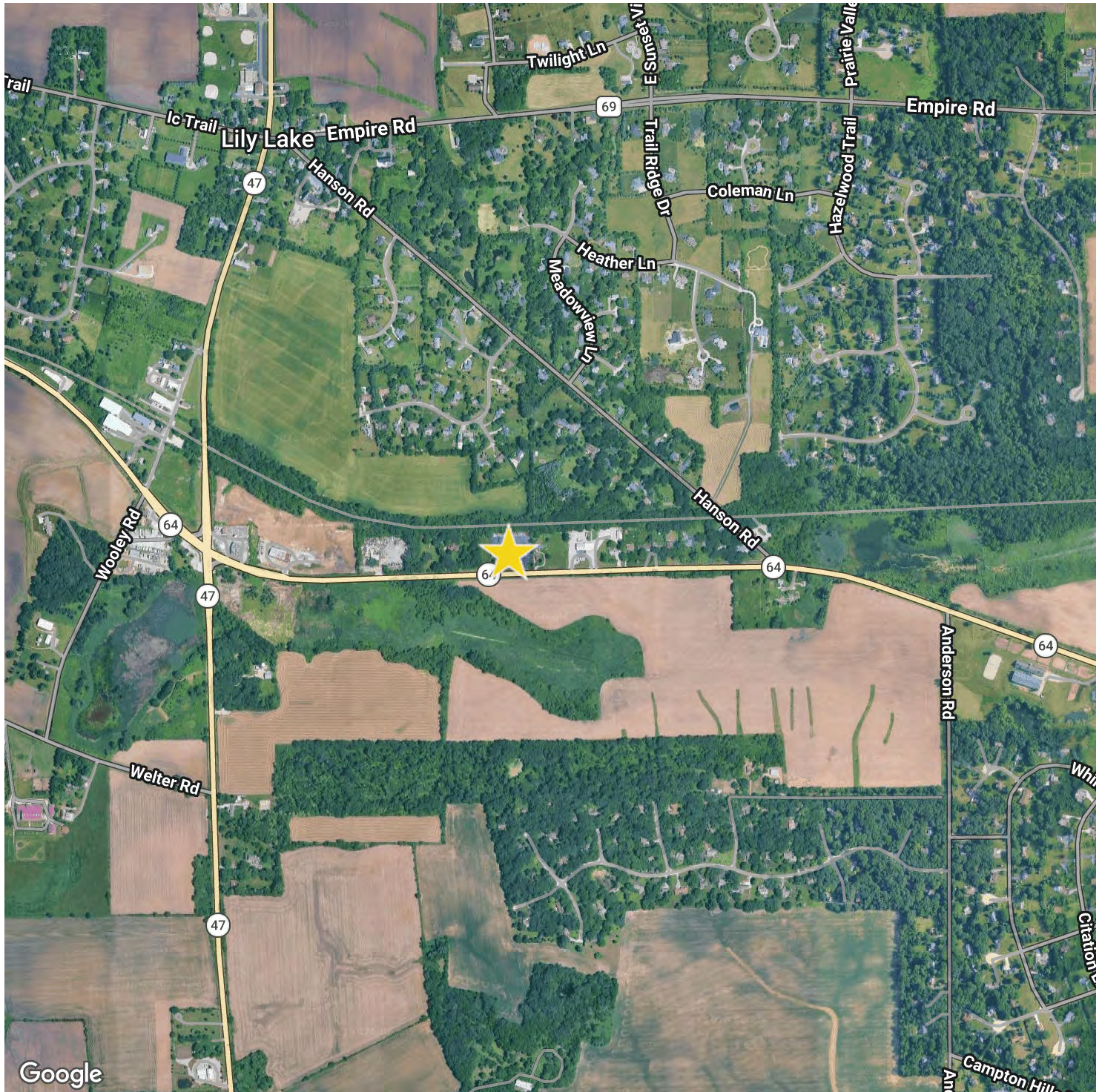
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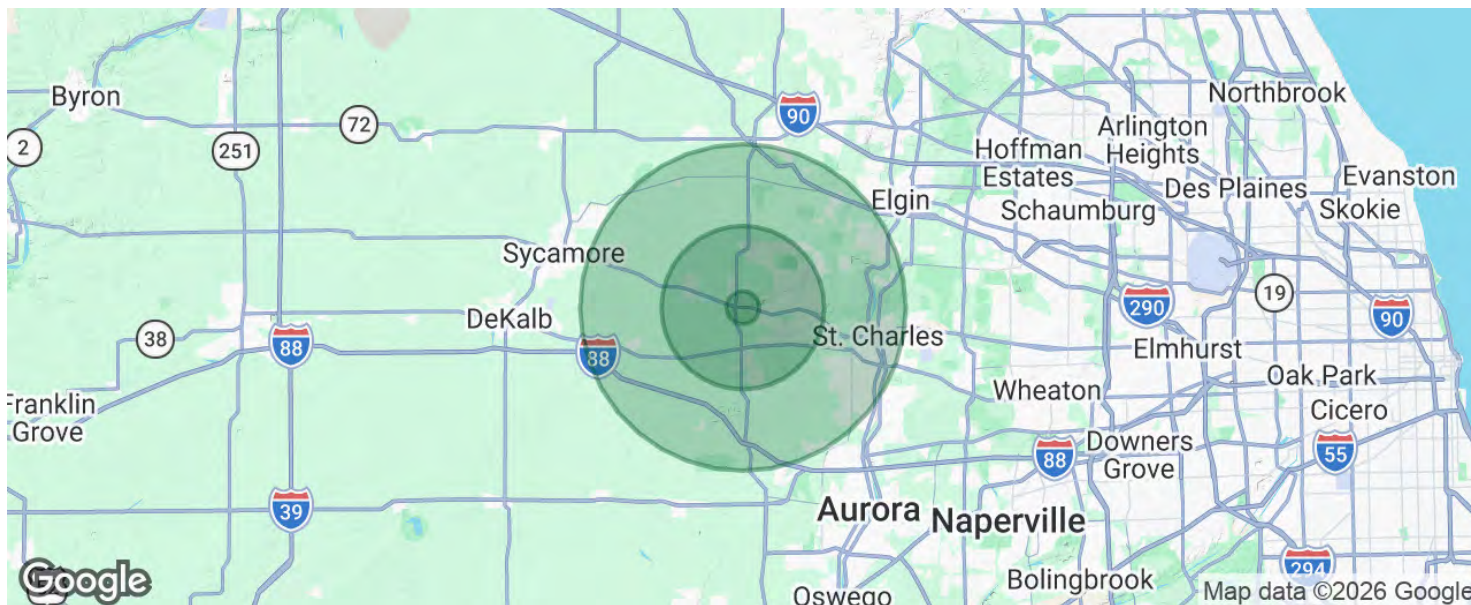
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DEMOGRAPHICS



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,613	22,819	174,970
Median age	44.9	43.9	42.0
Median age (Male)	45.0	43.4	40.7
Median age (Female)	44.7	43.5	42.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	597	8,162	63,902
# of persons per HH	2.7	2.8	2.7
Average HH income	\$163,810	\$194,754	\$162,288
Average house value	\$441,369	\$455,088	\$411,169

* Demographic data derived from 2020 ACS - US Census

FLEX SPACE FOR LEASE

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully-executed Real Estate Purchase Agreement shall bind the Property and each prospective purchaser proceeds at its own risk.

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AGENCY DISCLOSURE



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EXCLUSIVE BROKER



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PROFESSIONAL BACKGROUND

Thijs joined Murray Commercial in 2022. He values building strong relationships with clients and tenants through his strong communication skills and results-driven approach. Thijs left the education field, where he was a High School math teacher, to pursue his interests in commercial real estate.

The Murray Team relies on Thijs as a Property Manager and Commercial Broker. As a Commercial Broker, Thijs focuses on details and communication with his clients to meet their needs and Murray's high standards of business. With his finance and math background and through proformas and analytical data, he assists his clients into making informed decisions. As a Property Manager, Thijs uses his analytical skills to create annual operating budgets to ensure the asset is performing at a maximum capacity. His clear communication and passion to work with others makes overseeing day-to-day operations on commercial properties simple and efficient for property ownership.

Thijs attended Purdue University where he earned a degree in Financial Counseling and Planning. He also attended North Central College where he earned a Secondary Ed. mathematics degree and a masters in curriculum and instruction. In his spare time he enjoys coaching softball at St. Charles North High School and for the Dennison Silver Hawks Organization.

EDUCATION

Purdue University- BA in Financial Counseling and Planning

North Central College- BA in Secondary Ed. Mathematics

American College of Education- Masters in Instructional Design



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