

Industrial Property For Lease

825 E NORTH ST

Elburn, IL 60119



SIZE:

7,800 SF

ZONING:

CM

ADDRESS:

825 E North St Elburn, IL 60119

SUMMARY:

7,800 SF

**MORKEN
& ASSOCIATES**

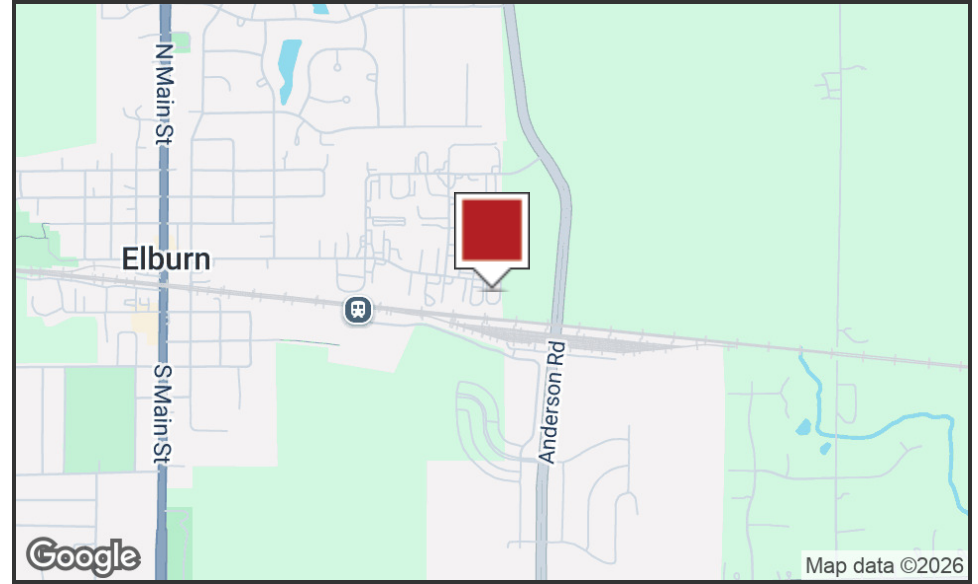
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Subject To Offer
Building Size:	7,800 SF
Available SF:	7,800 SF
Lot Size:	1.59 Acres
Zoning:	CM

PROPERTY OVERVIEW

7,800sf industrial building with 1,500sf of office on 1.59 acres with fenced and graveled outdoor storage. Multiple drive-in doors (1) 14'x14', (3) 10'x12' with drive-through access.

PROPERTY HIGHLIGHTS

- Fenced outdoor storage
- 4 Drive in doors
- Drive thru access
- Truck parking

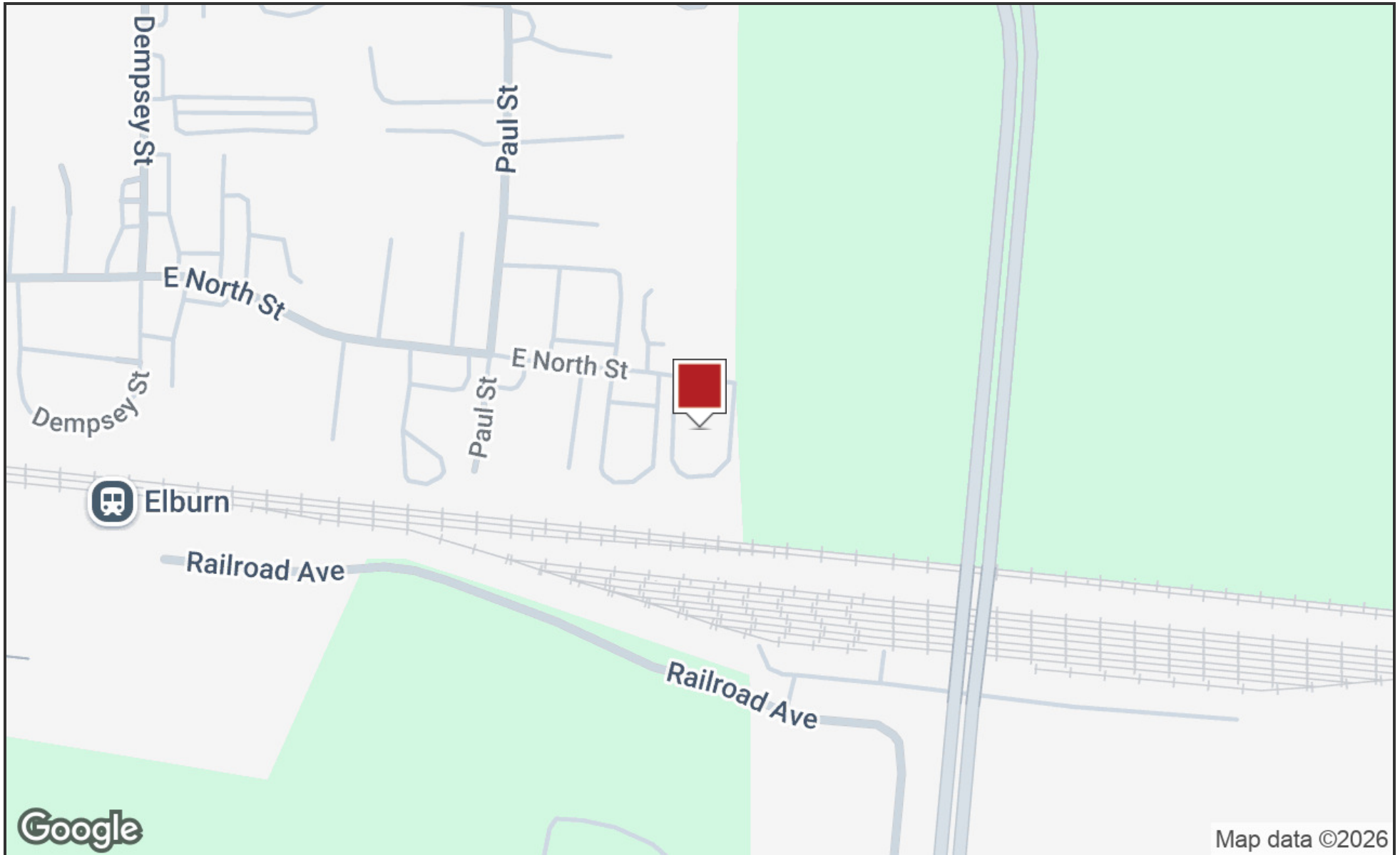
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Location Map



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Office Photos



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Warehouse And Exterior Photos



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Exterior Photos



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Additional Exterior Photos



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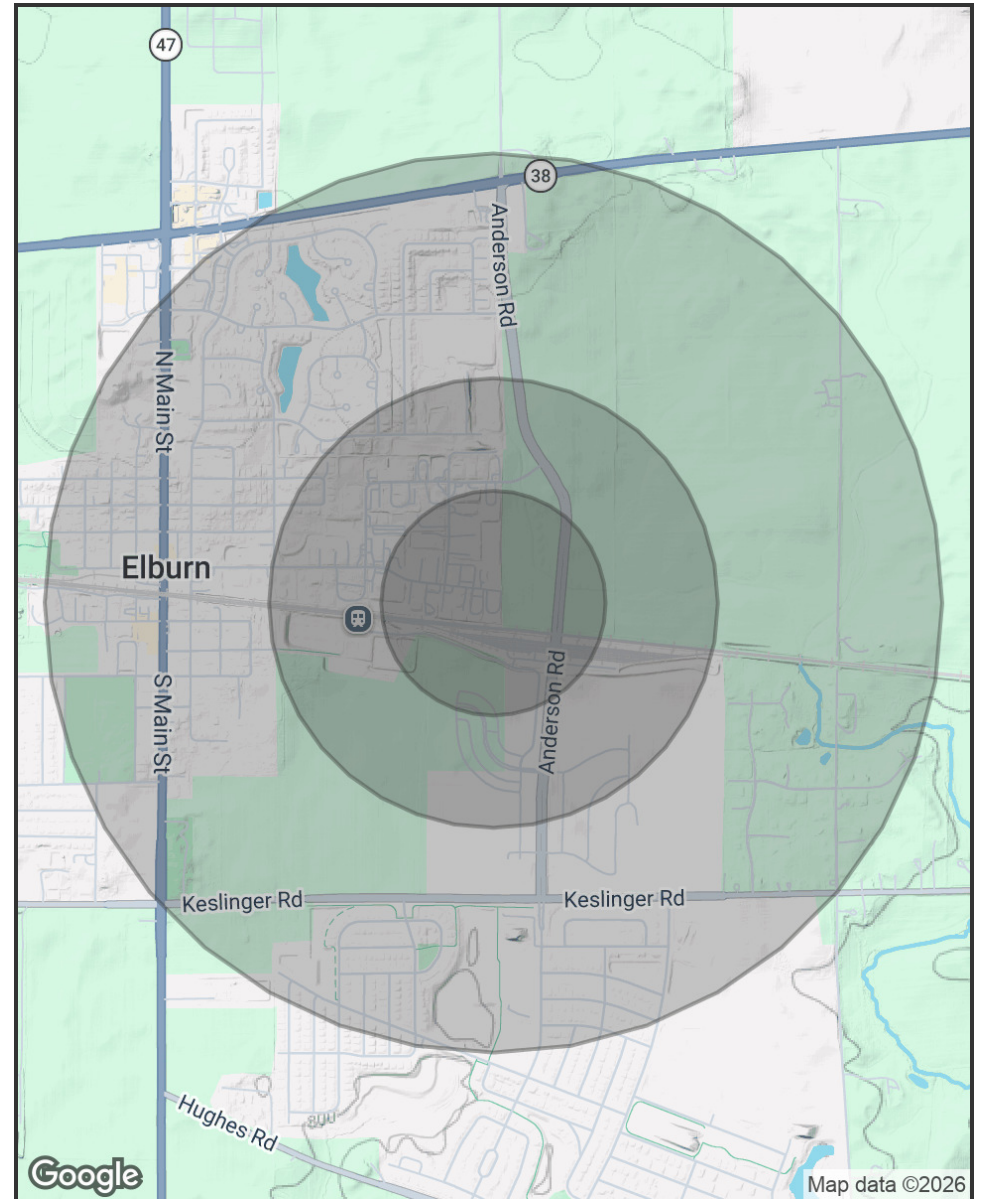
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	99	386	1,399
Average Age	35.6	36.3	39.3
Average Age (Male)	30.7	32.0	36.6
Average Age (Female)	35.9	36.6	39.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	36	141	530
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$81,253	\$90,060	\$116,642
Average House Value	\$347,722	\$338,060	\$345,846

2023 American Community Survey (ACS)



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