

# 737 Blackhawk Drive

## INDUSTRIAL BUILDING FOR SALE

737 Blackhawk Dr, Westmont, IL 60559

[Property Website](#)

**SALE PRICE  
REDUCTION!**

±8,028 SF  
Expandable

Standalone  
Building

Extremely Well-  
Maintained

Additional Parking  
or Outdoor Storage



**Joe Karmin, SIOR**

Executive Vice President  
(847) 287-4567

[joe.karmin@transwestern.com](mailto:joe.karmin@transwestern.com)

**Justin Lerner, SIOR**

Executive Vice President  
(847) 858-5303

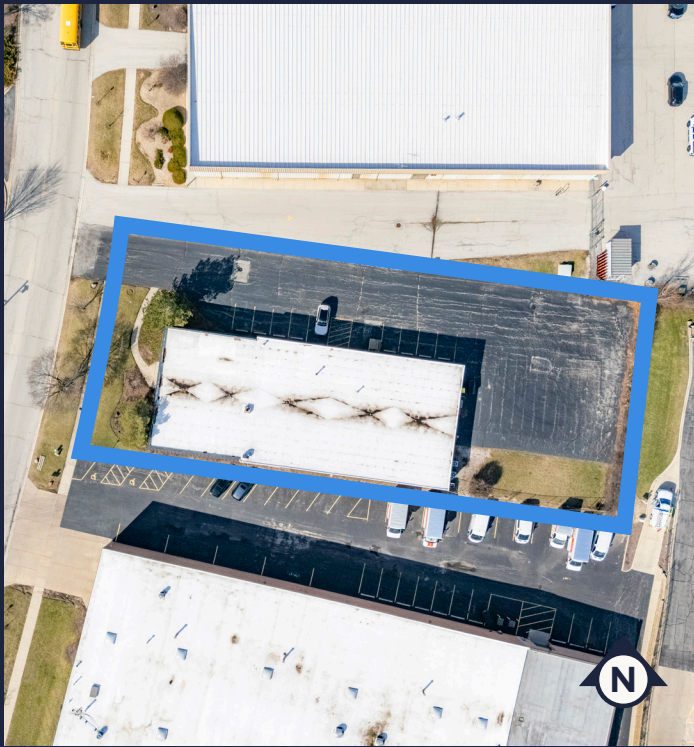
[justin.lerner@transwestern.com](mailto:justin.lerner@transwestern.com)

**Ross Lehrman**

Senior Vice President  
(847) 946-4602

[ross.lehrman@transwestern.com](mailto:ross.lehrman@transwestern.com)

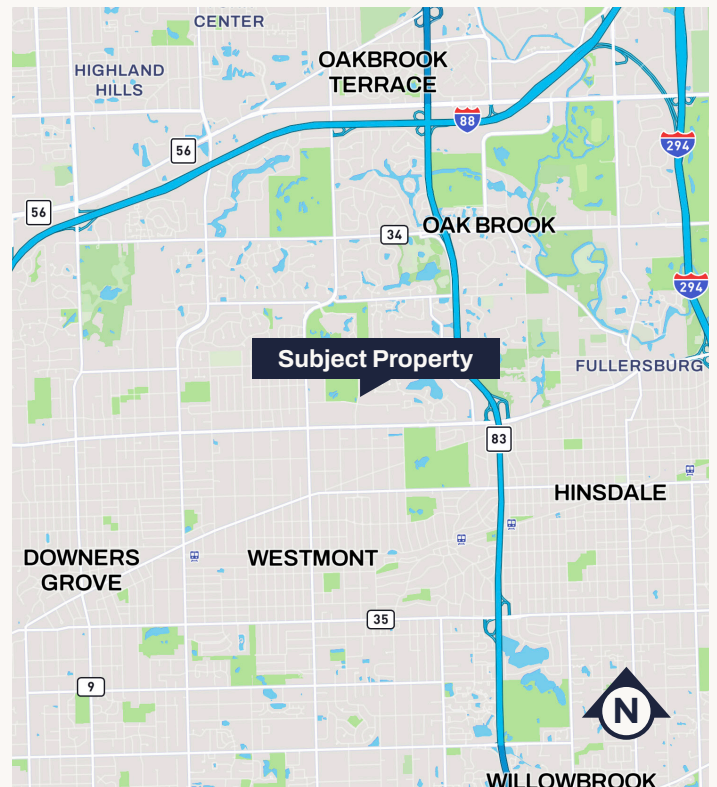
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## Property Highlights

- **SALE PRICE REDUCTION!**
- Extremely well-maintained facility located in a prestigious submarket
- Building is expandable
- Ideal for auto storage, service-related companies, or high-end manufacturing / assembly-related companies
- Excellent access to Kingery Hwy and close proximity to both I-88 and I-355 via Ogden Avenue (US-34)

<b>BUILDING SIZE:</b>	<b>±8,028 SF</b>
<b>LAND AREA:</b>	<b>±0.65 AC</b>
<b>CEILING HEIGHT:</b>	<b>±12'</b>
<b>LOADING:</b>	<b>1 DRIVE-IN DOOR</b>
<b>PARKING:</b>	<b>±28 CARS</b>
<b>ZONING:</b>	<b>M (MANUFACTURING)</b>
<b>CONSTRUCTION:</b>	<b>MASONRY</b>
<b>YEAR BUILT:</b>	<b>1995</b>
<b>RE TAXES:</b>	<b>\$1.72 PSF (2024)</b>
<b>SALE PRICE:</b>	<b><del>\$2,500,000</del> \$1,950,000</b>



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# ARS SURVEYING SERVICES, LLC

1221 LAKEVIEW CT.  
ROMEDEVILLE, ILLINOIS 60446  
PH:(630) 226-9200 FAX: (630) 226-9234

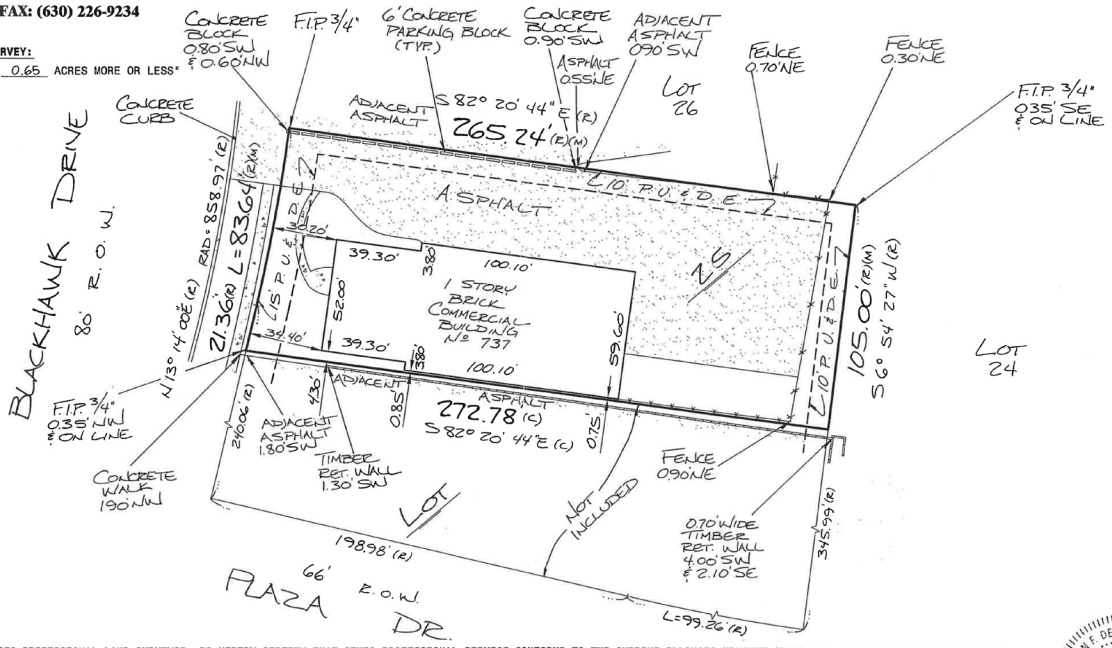
AREA OF SURVEY:  
"CONTAINING 28,145 SQ. FT. 0.65 ACRES MORE OR LESS"



**BASIS OF BEARING:**  
NORTH LINE OF LOT 25 AS MONUMENTED AND OCCUPIED  
PER RECORDED SUBDIVISION PLAT.  
N 82°20'44" W (R)



THE NORTHERLY 105.0 FEET (AS MEASURED ALONG THE EASTERLY LINE) OF LOT 25 OF OAKWOOD INDUSTRIAL PLAZA, UNIT NO. TWO, A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS  
COUNTY OF WILL

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 18TH DAY OF OCTOBER, A.D., 2006, AT ROMEDEVILLE, ILLINOIS.

*Alan F. Berpinghaus*

CLIENT KOVARIK  
JOB NO. 88556-06  
FIELDWORK DATE 10-17-06

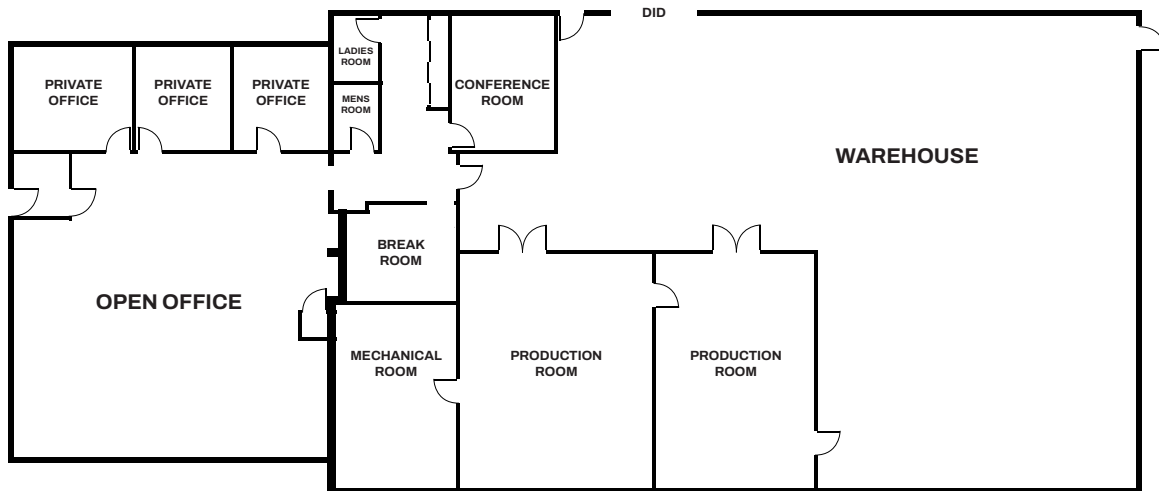
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-387  
LICENSE EXPIRATION DATE NOVEMBER 30, 2006  
ILLINOIS BUSINESS REGISTRATION NO. 184-2961

LEGEND		
(R) = RECORD	(NW) = NORTHWESTERLY	---X---X---X---X--- = CHAIN LINK FENCE
(M) = MEASURED	(NE) = NORTHEASTERLY	---XX---XX---XX---XX--- = WIRE FENCE
(C) = CHORD	(SW) = SOUTHWESTERLY	--- --- --- --- ---  = WOOD FENCE
(L) = ARC LENGTH	(SE) = SOUTHEASTERLY	--- --- --- --- ---  = SPLIT RAIL FENCE
(CH) = CHORD	(RAD) = RADIUS	---O---O---O---O---O---O--- = WROUGHT IRON FENCE
(R.O.W.) = RIGHT OF WAY	(A) = ASSUMED	---P.U. & D.E.--- = PUBLIC UTILITY & DRAINAGE EASEMENT
	(F.I.P.) = FOUND IRON PIPE	---P.U. & D.E.--- = PUBLIC UTILITY & DRAINAGE EASEMENT
	(F.I.R.) = FOUND IRON ROD	---B.S.L.--- = BUILDING SETBACK LINE



10/18/2006 2:05:04 PM, Mark

## PLAT OF SURVEY



## FLOOR PLAN



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**PRODUCTION ROOM**



**DRIVE-IN DOOR**



**WAREHOUSE**

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**SALE PRICE  
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**PRIVATE OFFICE**



**CONFERENCE ROOM**



**OPEN OFFICE**



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PROPERTY AERIAL - FACADE, DRIVEWAY, AND PARKING



PROPERTY AERIAL - ADDITIONAL PARKING OR OUTDOOR STORAGE

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