



FOR SALE

203 Commercial Dr.
Yorkville, IL

\$3,199,000

16,867 SF +/-

Well-maintained light industrial building situated on nearly one acre just off Route 47, a major commercial corridor offering excellent access for truck traffic and logistics operations. The property provides ample parking for employees and customers and features one truck-height dock with a leveler capable of accommodating a full semi, along with four oversized 14' x 12' drive-in doors for efficient loading and unloading.

The front office area has been upgraded and includes three private offices, a kitchen/break room, and an updated bathroom with a shower. A fire door separates the office space from the warehouse.

The warehouse offers 22-foot clear-span ceilings, and the rear portion of the building also features a 22-foot clear span, providing flexible space for manufacturing, storage, distribution, or a variety of industrial uses.

This is a rare opportunity to acquire a high-quality industrial asset with exceptional loading capabilities, modern office finishes, generous parking, and a functional layout designed to support growing businesses.

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



203 Commercial Dr, Yorkville



PROPERTY HIGHLIGHTS

BEAUTIFUL
LIGHT
INDUSTRIAL

4 DRIVE-IN
DOORS

TRUCK
HEIGHT
DOCK

HIGHLY
TRAFFICKED
TRUCK ROUTE

22'
CLEAR SPAN

PRIME
LOCATION
OFF OF RT. 47

PIN: 02-17-277-006 / 2025 TAXES: \$19,471.12

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YORKVILLE ILLINOIS DEMOGRAPHICS

203 Commercial Dr., Yorkville, IL



2024 EST. POPULATION

25,986

MEDIAN HOME VALUE

\$397,367

2024 HOUSEHOLDS

8,140

MEDIAN AGE

36.2

50.5% MALE / 49.5% FEMALE

MEDIAN HOUSEHOLD INCOME

\$113,726

2024

<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST045222>

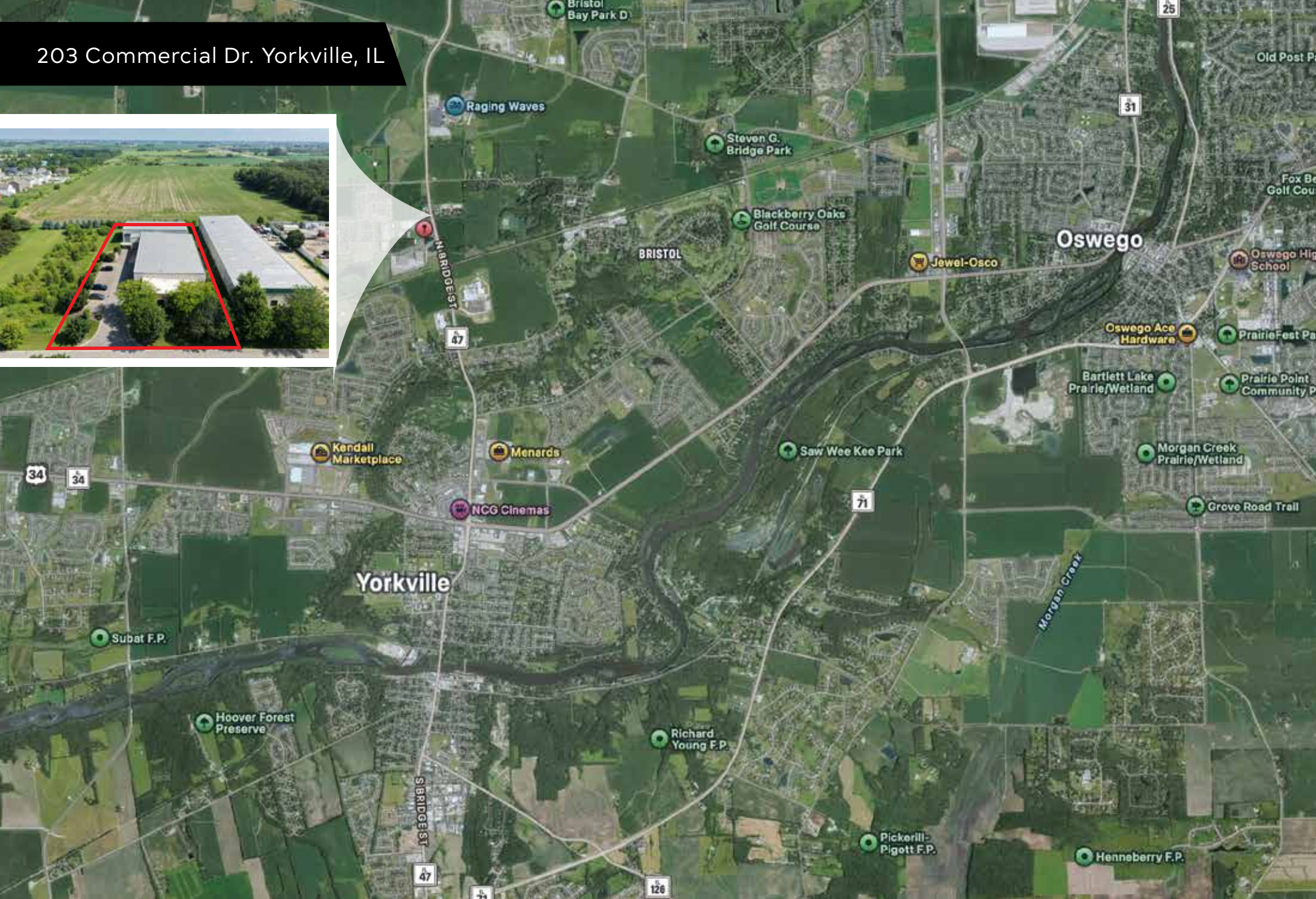
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