

 Industrial Property For Sale

2411 WARRENVILLE RD

Downers Grove, IL 60515



SIZE:

1,500 SF Building
1,100 SF House
(2) 400 SF out buildings

ZONING:

M-1

ADDRESS:

2411 Warrenville Rd Downers Grove, IL 60515

SUMMARY:

This prime property at 2411 Warrenville Rd, Downers Grove, IL, 60515, offers an exceptional opportunity. Zoned M-1, the 1,500 SF building is perfectly suited for industrial and manufacturing use, as well as Approved for a Cannabis business use, providing the ideal space for your operations. With a home also on the property, it could be used to live in or be used as an office!

MORKEN
& ASSOCIATES

MORKEN & ASSOCIATES

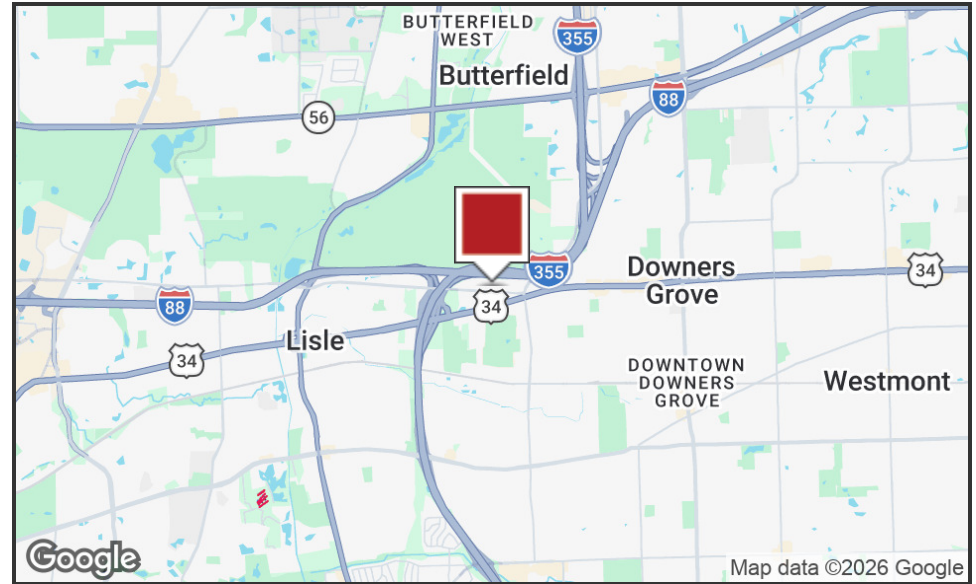
3820 Ridge Pointe Drive, Geneva, IL 60134
630.567.7800 | morkenassociates.com

SCOTT MORKEN

630.567.7804
scottmorken@morkenassociates.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	1,500 SF
House Size:	1,100 SF
Lot Size:	33,804 SF
Zoning:	M-1

PROPERTY OVERVIEW

Discover the prime location of this industrial property nestled in Downers Grove, IL. Situated in a thriving commercial hub, the area offers proximity to major transportation routes, including interstates like I-88 & I-355, and rail lines, facilitating efficient distribution and logistics operations. Downers Grove boasts a robust economy supported by diverse industries, making it an ideal destination for manufacturing and industrial investment. Nearby amenities such as dining, retail, and recreational facilities provide convenience for employees and visitors. With its strategic positioning and access to essential resources, Downers Grove presents an attractive opportunity for industrial and manufacturing businesses seeking growth and success.

PROPERTY HIGHLIGHTS

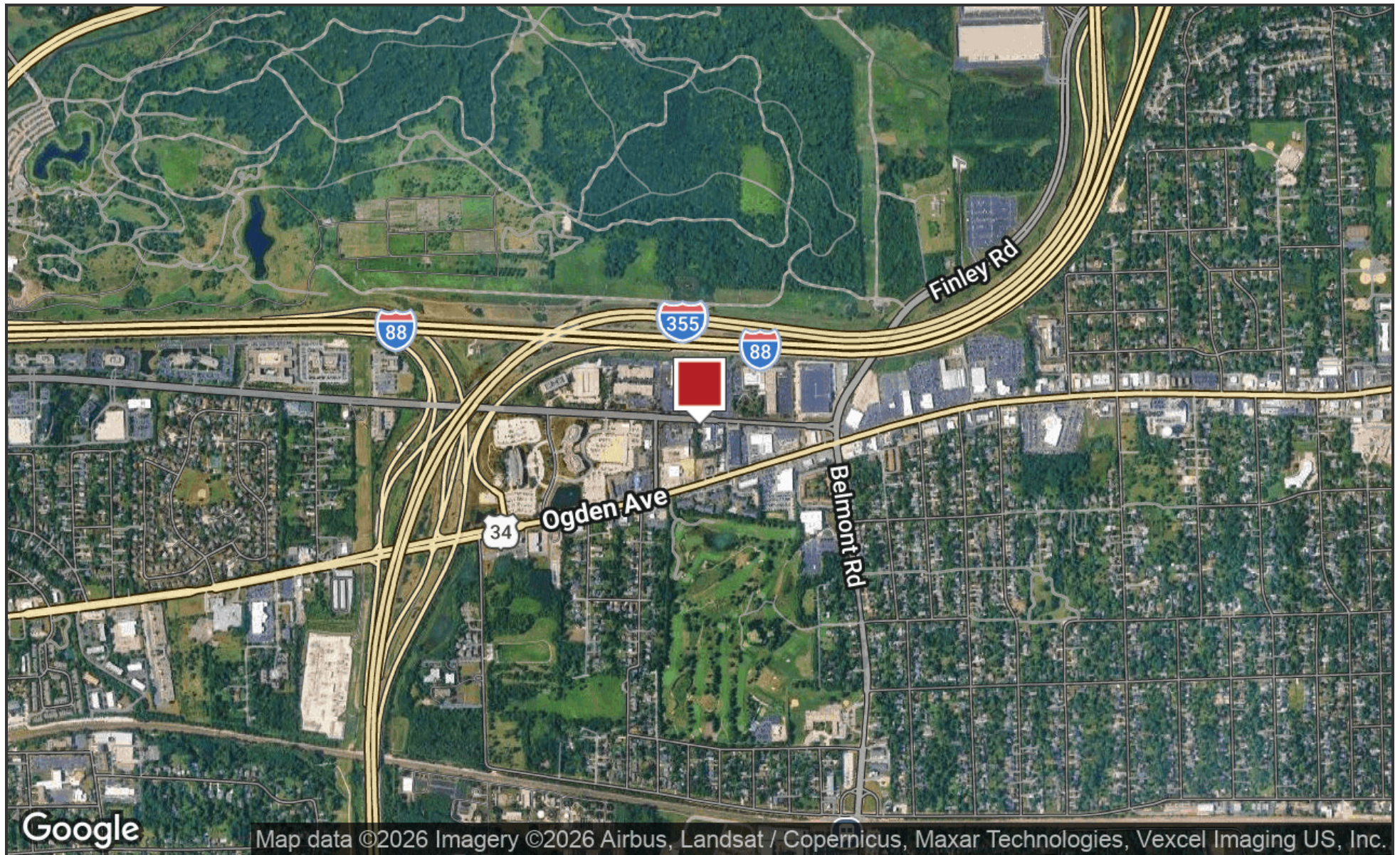
- 1,500 SF Industrial building, (2) 400 SF Out buildings, & Residential house with 3 bedrooms and 1.5 bathrooms.
- Prime location in Downers Grove
- Approved for Cannabis business
- Versatile zoning for various industrial operations

MORKEN
& ASSOCIATES

MORKEN & ASSOCIATES
3820 Ridge Pointe Drive, Geneva, IL 60134
630.567.7800 | morkenassociates.com

SCOTT MORKEN
630.567.7804
scottmorken@morkenassociates.com

Location Map



MORKEN
& ASSOCIATES

MORKEN & ASSOCIATES

3820 Ridge Pointe Drive, Geneva, IL 60134
630.567.7800 | morkenassociates.com

SCOTT MORKEN

630.567.7804
scottmorken@morkenassociates.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Additional Photos



MORKEN
& ASSOCIATES

MORKEN & ASSOCIATES
3820 Ridge Pointe Drive, Geneva, IL 60134
630.567.7800 | morkenassociates.com

SCOTT MORKEN
630.567.7804
scottmorken@morkenassociates.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Additional Photos



MORKEN
& ASSOCIATES

MORKEN & ASSOCIATES
3820 Ridge Pointe Drive, Geneva, IL 60134
630.567.7800 | morkenassociates.com

SCOTT MORKEN
630.567.7804
scottmorken@morkenassociates.com

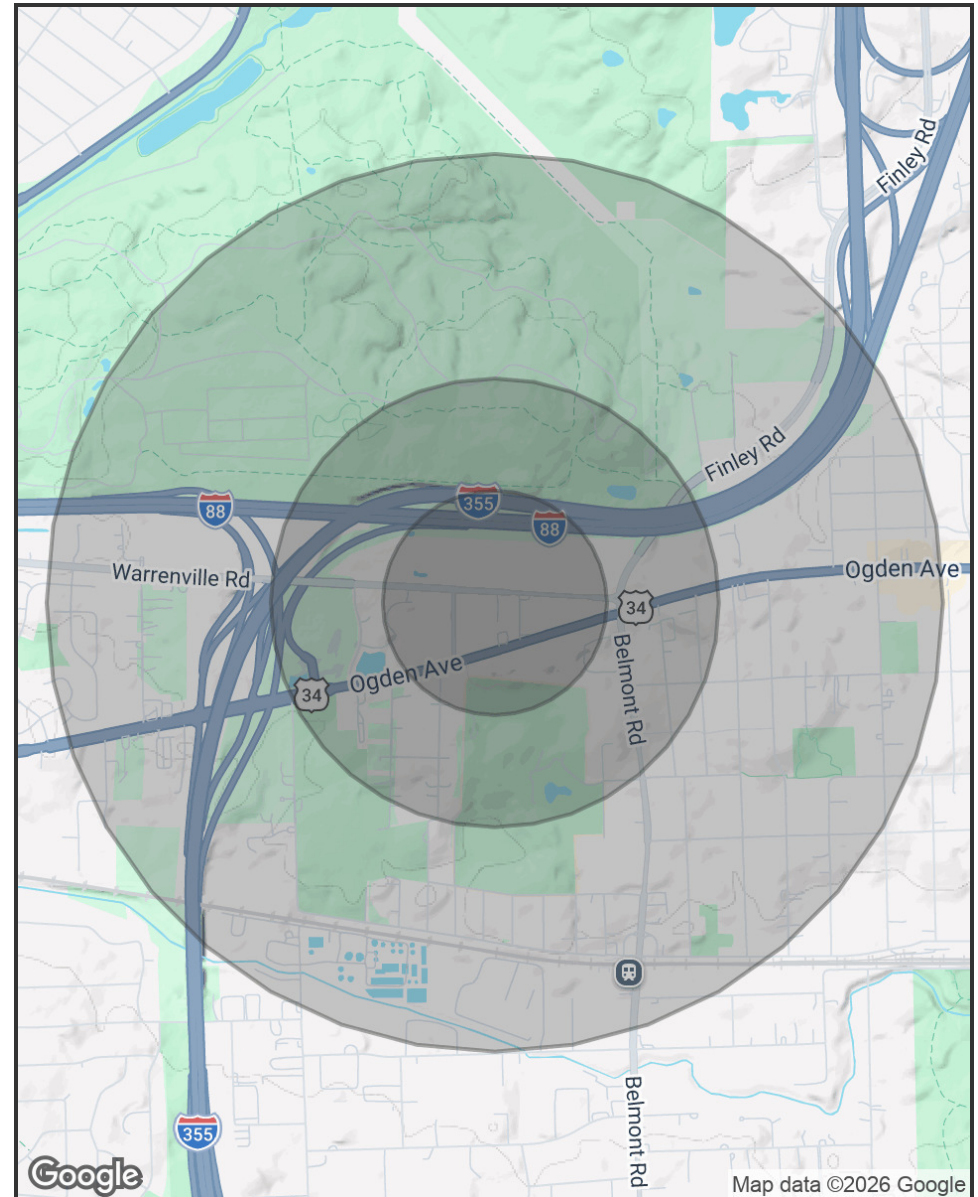
All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	179	982	5,095
Average Age	34.9	36.6	41.3
Average Age (Male)	34.6	38.8	41.6
Average Age (Female)	35.0	36.2	42.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	87	473	2,329
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$185,011	\$188,646	\$178,753
Average House Value	\$294,492	\$322,321	\$399,982

2023 American Community Survey (ACS)



MORKEN
& ASSOCIATES

MORKEN & ASSOCIATES
3820 Ridge Pointe Drive, Geneva, IL 60134
630.567.7800 | morkenassociates.com

SCOTT MORKEN
630.567.7804
scottmorken@morkenassociates.com