

**LIGHT INDUSTRIAL
OPPORTUNITY
ZONED M-1**



FOR SALE

1262 S. Bridge St.
Yorkville, IL

\$1,199,000

This well-located light industrial/flex property just south of Downtown Yorkville offers a total of 5,047 SF, including 2,161 SF of dedicated sales or showroom space and 2,886 SF of warehouse area. The layout features one private office and two restrooms, providing a functional setup for both customer-facing operations and day-to-day business needs. The warehouse is equipped with two 10' x 12' overhead doors positioned on the north and south sides of the building, allowing for convenient loading, unloading, and potential drive-through capability. The property also includes exterior parking for customers and staff, along with a fenced yard area ideal for secure outdoor storage. With its close proximity to Downtown Yorkville, this space is ideal for retail, contractor, distribution, or service-based users seeking strong visibility along heavily traveled Route 47.

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



1262 S Bridge St., Yorkville

PROPERTY HIGHLIGHTS

FLEX SPACE

TWO 10' X 12' OVERHEAD DOORS

DRIVE-THROUGH CAPABILITY

FENCED YARD FOR SECURE OUTDOOR STORAGE

5,074+/-
SQUARE FEET

CONVENIENT ACCESS TO ROUTE 47

APN: 05-05-229-008

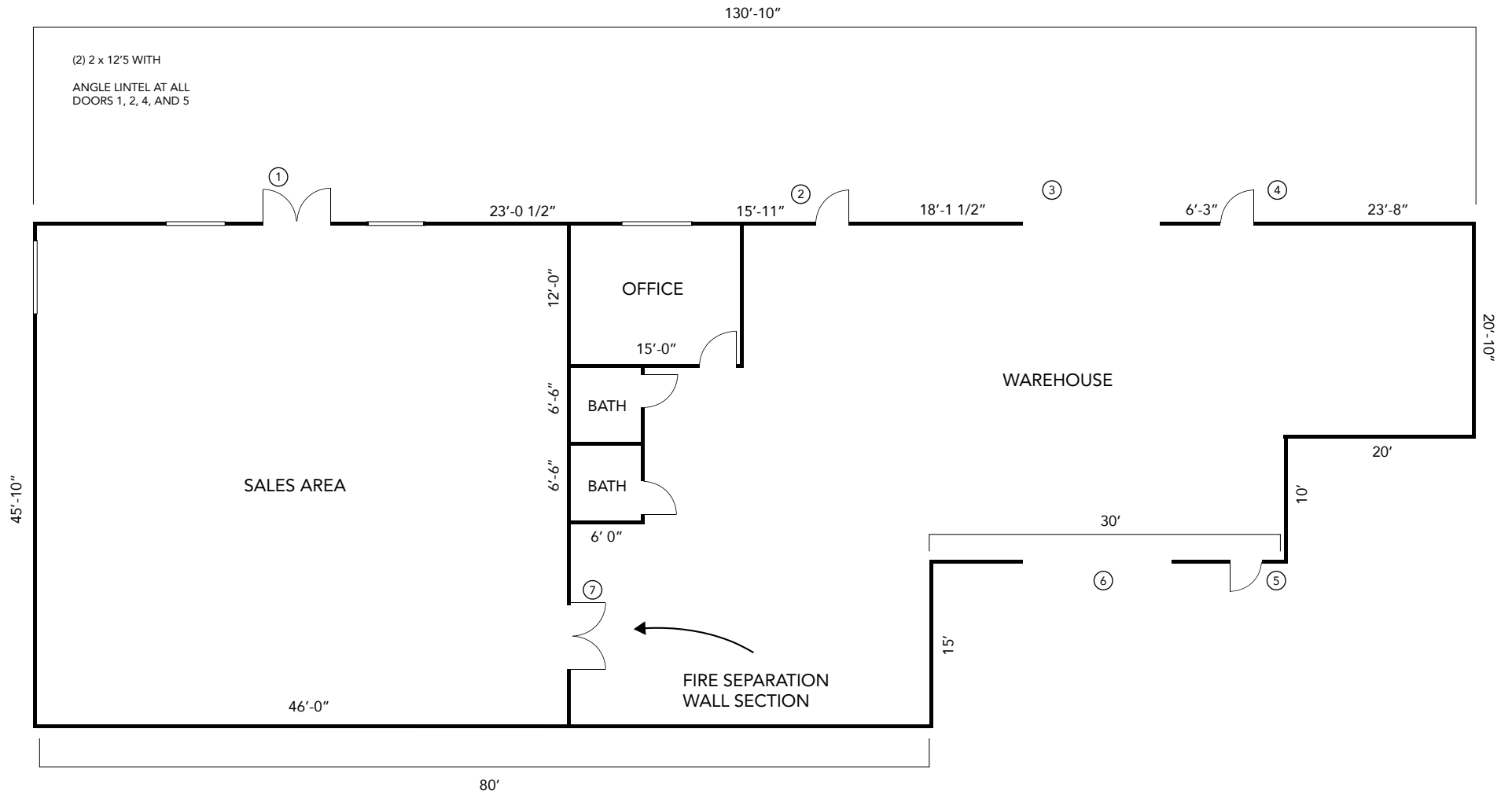
2024 PROPERTY TAXES: \$16,334.24

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SALES AREA	2,161 SQ. FT.
WAREHOUSE	2,886 SQ. FT.
TOTAL	5,047 SQ. FT.

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YORKVILLE ILLINOIS DEMOGRAPHICS

1262 S Bridge St., Yorkville, IL



2022 EST. POPULATION

23,835

MEDIAN PROPERTY VALUE

\$308,900

2018-2022 HOUSEHOLDS

7,465

TOTAL RETAIL SALES

\$13,452

PER CAPITA

MEDIAN HOUSEHOLD INCOME

\$105,322

2018 - 2022

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

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