

Industrial Space For Lease

181 Commercial Drive, Unit D · Yorkville, Illinois 60560



<p>TOTAL SPACE</p> <p>2,100 SF</p>	<p>RENT</p> <p>\$13.00 /SF-YR</p>	<p>MONTHLY RATE</p> <p>\$2,275 /mo + utilities</p>	<p>CLEAR HEIGHT</p> <p>~18'</p>
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PROPERTY OVERVIEW

A move-in ready industrial flex unit within a well-maintained multi-tenant warehouse complex in Yorkville, IL. Ideal for light manufacturing, distribution, service trades, or creative studio use. The unit features an office, restroom, and large warehouse bay — all in a clean, established business park setting with dedicated parking.

KEY FEATURES

- 2,100 SF flex unit — warehouse + office
- Office (~12'x12') with restroom
- ~18' clear height
- 12'x14' drive-in overhead door
- 280V, 3-phase electrical power
- 3 dedicated parking spaces
- Gross lease — predictable monthly costs
- Part of 18,900 SF professional business complex

LOCATION

Conveniently located along Commercial Drive in Yorkville's established industrial corridor — minutes from Route 47, IL-126, and US-34. Easy truck and vehicle access with a wide concrete apron.



Chatham Park Properties, LLC

(630) 358-9510

chatham-park.com

MONTHLY RATE

\$2,275

+ Utilities · Gross Lease

FLOOR PLAN — UNIT D

181 Commercial Drive, Yorkville, Illinois 60560 · 2,100 Square Feet

