



**FOR LEASE**

129 Commercial Dr. Unit 3  
Yorkville, IL

**\$17.50/SF/YR  
+\$5/SF CAM**

Outstanding commercial opportunity featuring office space with an attached warehouse and large overhead door.

Positioned along highly traveled Route 47 with excellent visibility, this versatile property offers multiple private offices/rooms, a welcoming reception area with front desk and waiting space, abundant storage, and a flexible floor plan suited to a wide range of business operations. Ideal for contractors, service providers, distribution, showroom, light industrial, or office/warehouse users.

**JASON PESOLA**

Cell: 630-486-7321  
jason@thepesolagroup.com

**INTEGRA**  
**COMMERCIAL**  
THE PESOLA GROUP

1960 Springbrook Square Dr #100  
Naperville, IL 60564



129 Commercial Dr, Unit 3 Yorkville



# PROPERTY HIGHLIGHTS

LIGHT INDUSTRIAL

LARGE DRIVE-IN OVERHEAD DOOR

EXCELLENT VISIBILITY

HIGHLY TRAFFICKED ROUTE 47

**3,000+/-**  
SQUARE FEET

MULTIPLE PRIVATE OFFICES

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# YORKVILLE ILLINOIS DEMOGRAPHICS

129 Commercial Dr., Unit B 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>

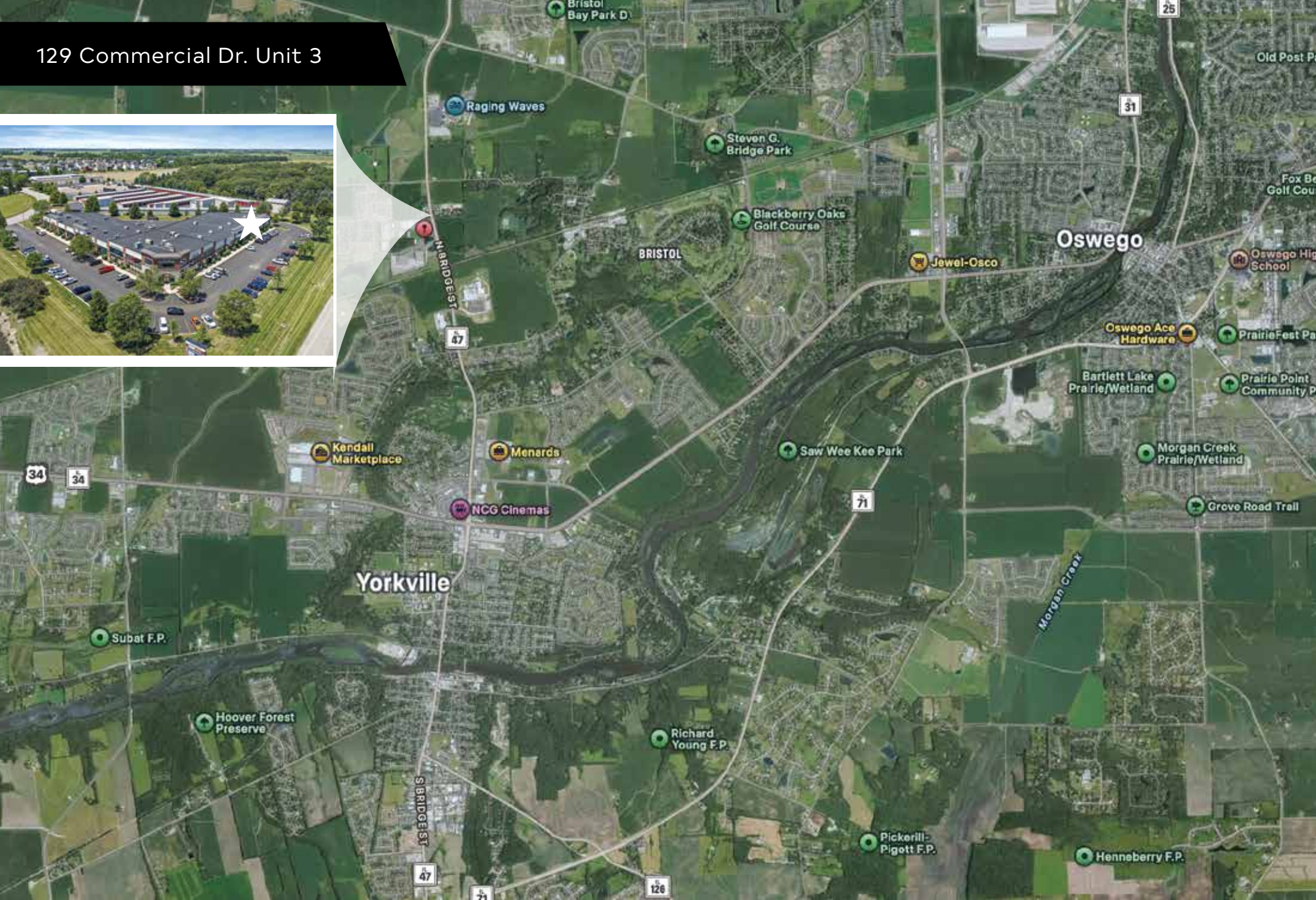
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