

FOR SALE

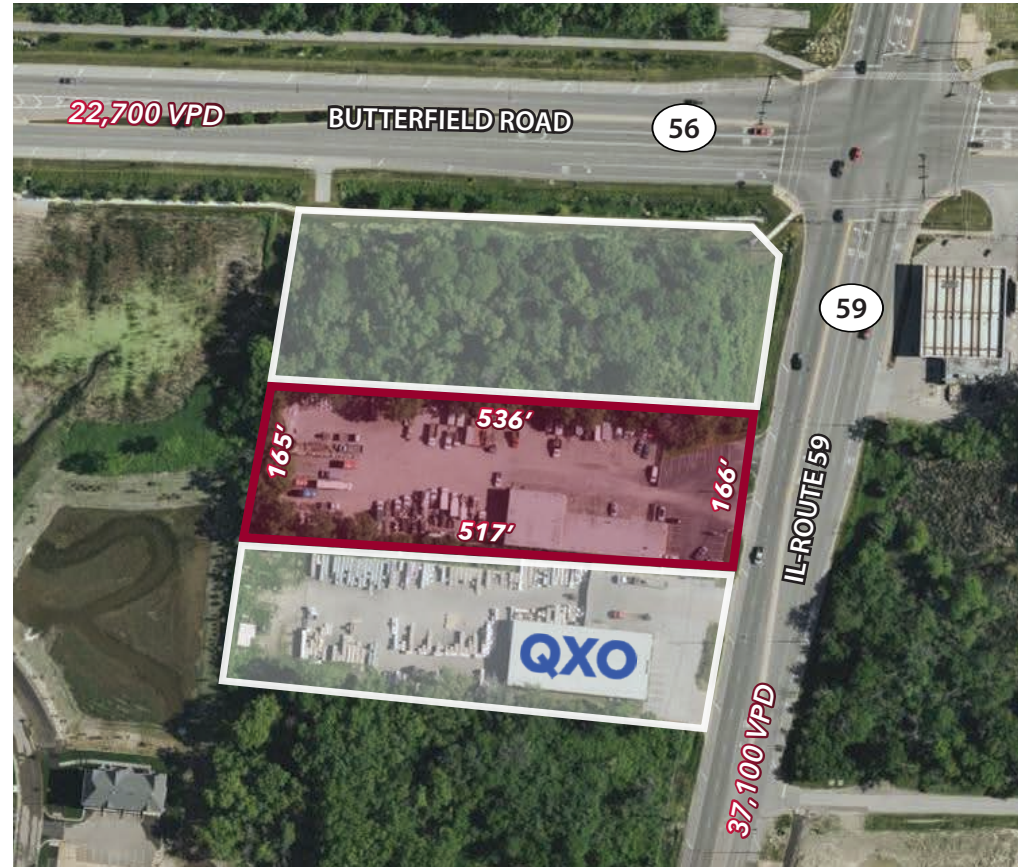
2.00 ACRE SITE

3S430 IL Route 59, WARRENVILLE, IL 60555

Potential Uses: Car Wash, Car/Truck/Motorcycle/RV Repair & Sales, Swimming Pool Sales, Health Club

SITE SPECIFICATIONS:

SALE PRICE:	Subject to Offer
ADDRESS:	3S430 Illinois Route 59, Warrenville, IL
SITE SIZE:	2.00 Acres
BUILDING SIZE:	8,000 SF
CLEAR HEIGHT:	12'-16'
COUNTY:	DuPage
ZONING:	B-4
RE TAXES:	\$20,641 (2025)
ACCESS:	1 Mile to 4-way Interchange at I-88
COMMENTS:	› 2.45 Acre site to the North potentially available › 8,000 SF building on property › 22,700 VPD on Butterfield Road › 37,100 VPD on IL-Route 59 › Warrenville will support a QSR strategy for the property



Tom Boyle, SIOR

Principal

tomboyle@lee-associates.com

D 773.355.5079

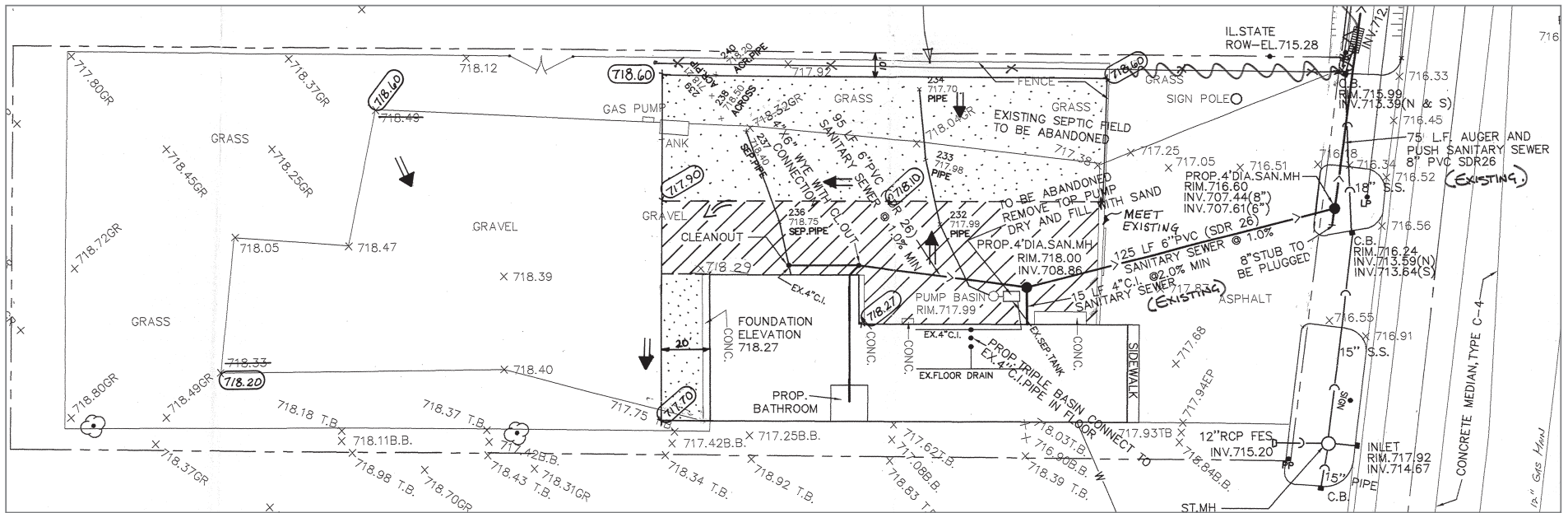
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SITE PLAN



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AERIAL



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