

# 1710 AFTON RD Sycamore, IL

## WAREHOUSE FOR LEASE OR SALE

**MATT GARLAND**  
(312) 339-9015  
mgarland@cawleycre.com

**ANDREW MALETICH, SIOR**  
(630) 729-7942  
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**HOUSTON BROOKE**  
(630) 230-3138  
hbroke@cawleycre.com



### Details

<b>Total Building:</b>	20,696 SF
<b>Office Space:</b>	1,295 SF
<b>Mezzanine:</b>	725 SF <i>(Not included in total SF)</i>
<b>FAR:</b>	0.48
<b>Loading:</b>	1 Interior Dock with Leveler 1 DID (14' x 14')
<b>Ceiling Height:</b>	21' Clear
<b>Power:</b>	400 Amps, 600V / 277-347V, 3-Phase
<b>Parking:</b>	1.01 : 1,000 SF <i>(21 Surface Stalls)</i>
<b>Year Built:</b>	2006
<b>Parcel:</b>	09-06-427-006

### Pricing

<b>Taxes:</b>	\$1.56 PSF
<b>CAM:</b>	\$0.83 PSF
<b>Insurance:</b>	\$0.22 PSF
<b>Lease Rate:</b>	Subject to Offer
<b>Sale Price:</b>	Subject to Offer

- ✓ 10 Minutes to Full I-88 Interchange
- ✓ Sprinklered
- ✓ LED Lighting in Warehouse
- ✓ Clerestory Windows in Warehouse



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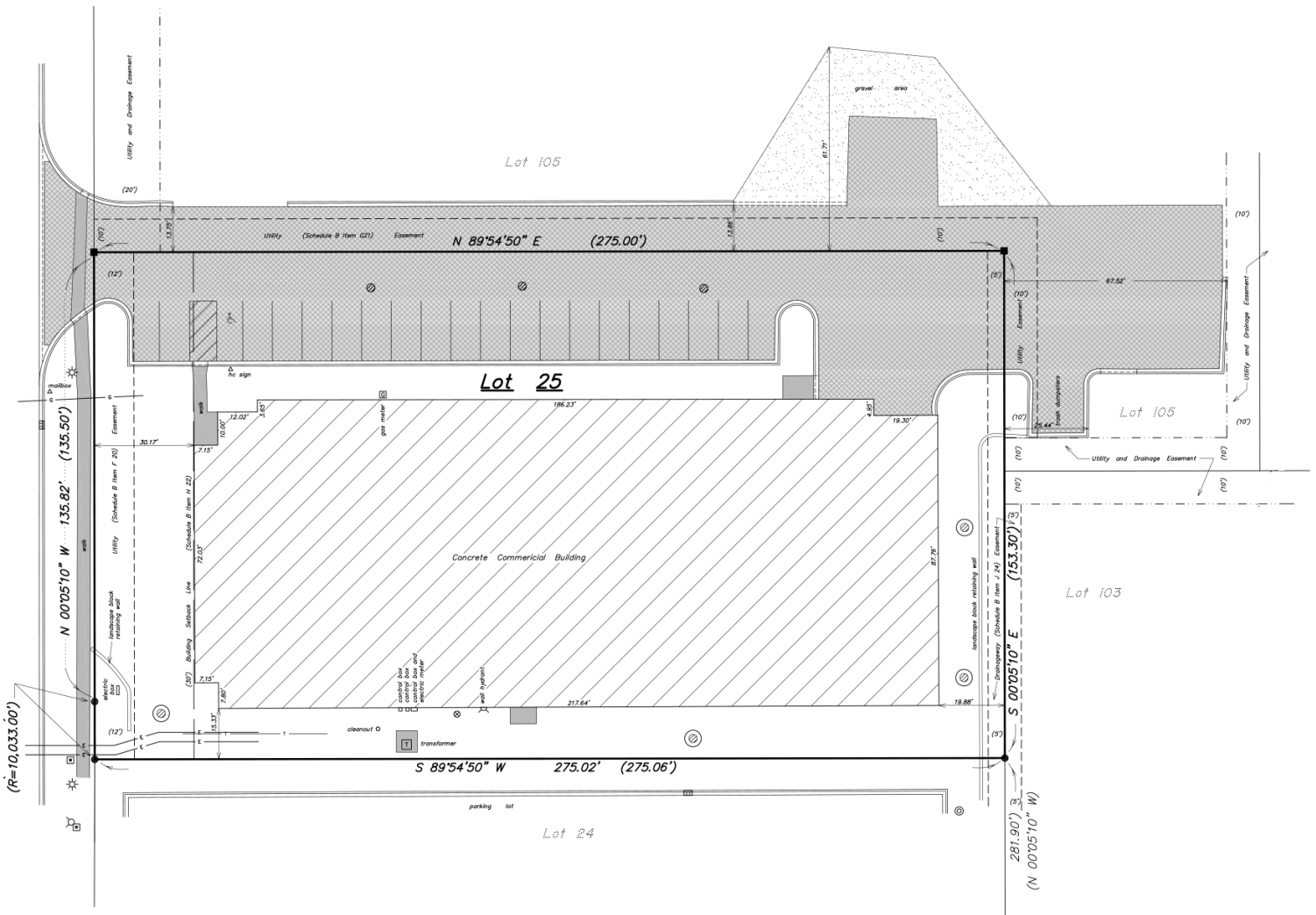
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## Site Survey



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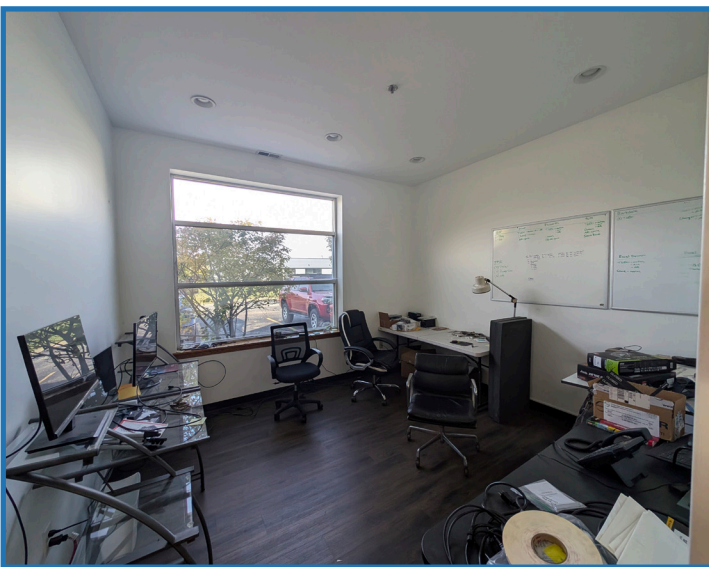
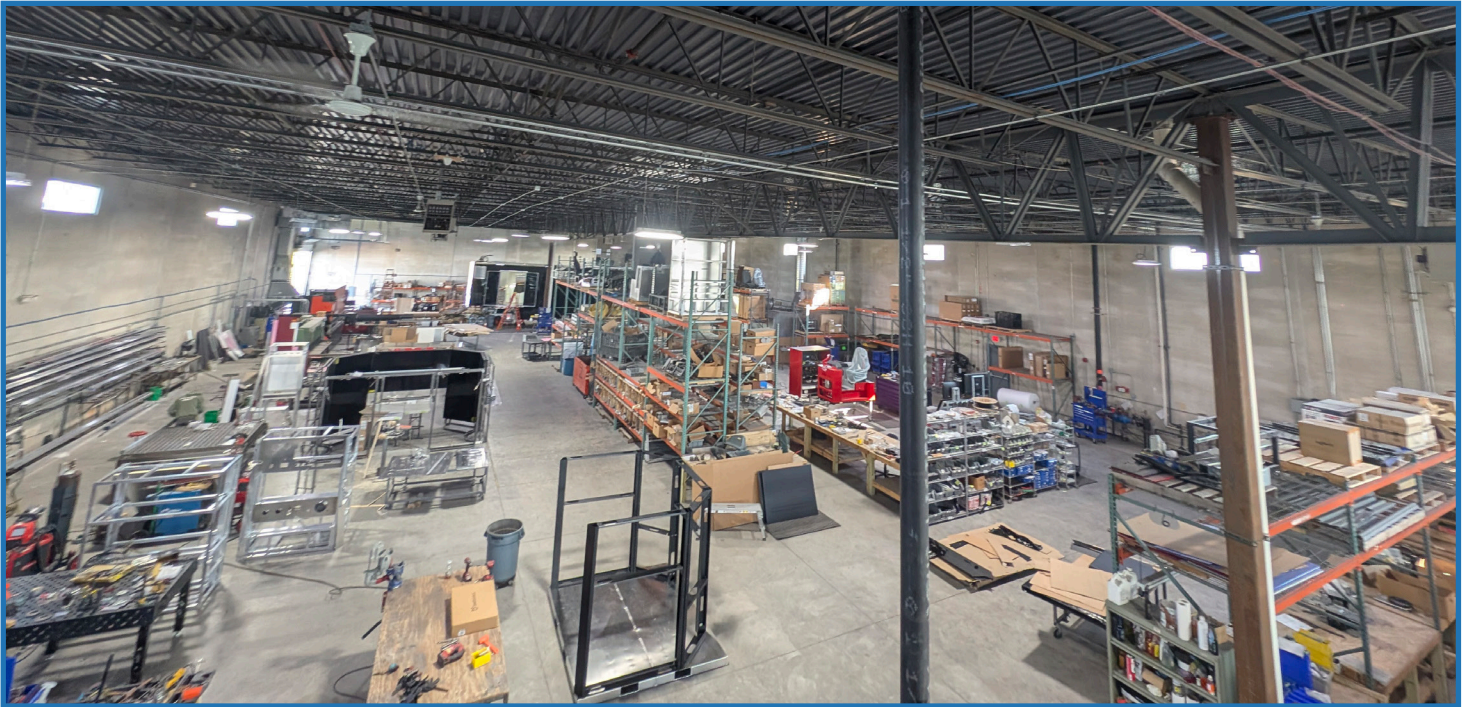
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### Photos



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### Location Map

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Located within Sycamore  
Prairie Business Park



10 Minutes to I-88 Interchange  
via Peace Rd



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