



FREESTANDING INDUSTRIAL BUILDING

2520 KANEVILLE COURT
GENEVA, IL 60134

Neil Johnson



DISCLAIMER

FREESTANDING INDUSTRIAL BUILDING | 6,000 SF | GENEVA, IL

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All SVN® Offices Independently Owned & Operated.

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

Executive Summary



SALE OVERVIEW

SALE PRICE: \$600,000

LOT SIZE: 1.75 Acres

BUILDING SIZE: 6,000 SF

PRICE PER SF: \$100.00

CEILING HEIGHT: 14.17 FT

YEAR BUILT: 1967

PIN: 12.08.200.012

MARKET: Chicago - Far West

SUB MARKET: Kane County

CROSS STREETS: Kaneville Rd From
Fargo Blvd

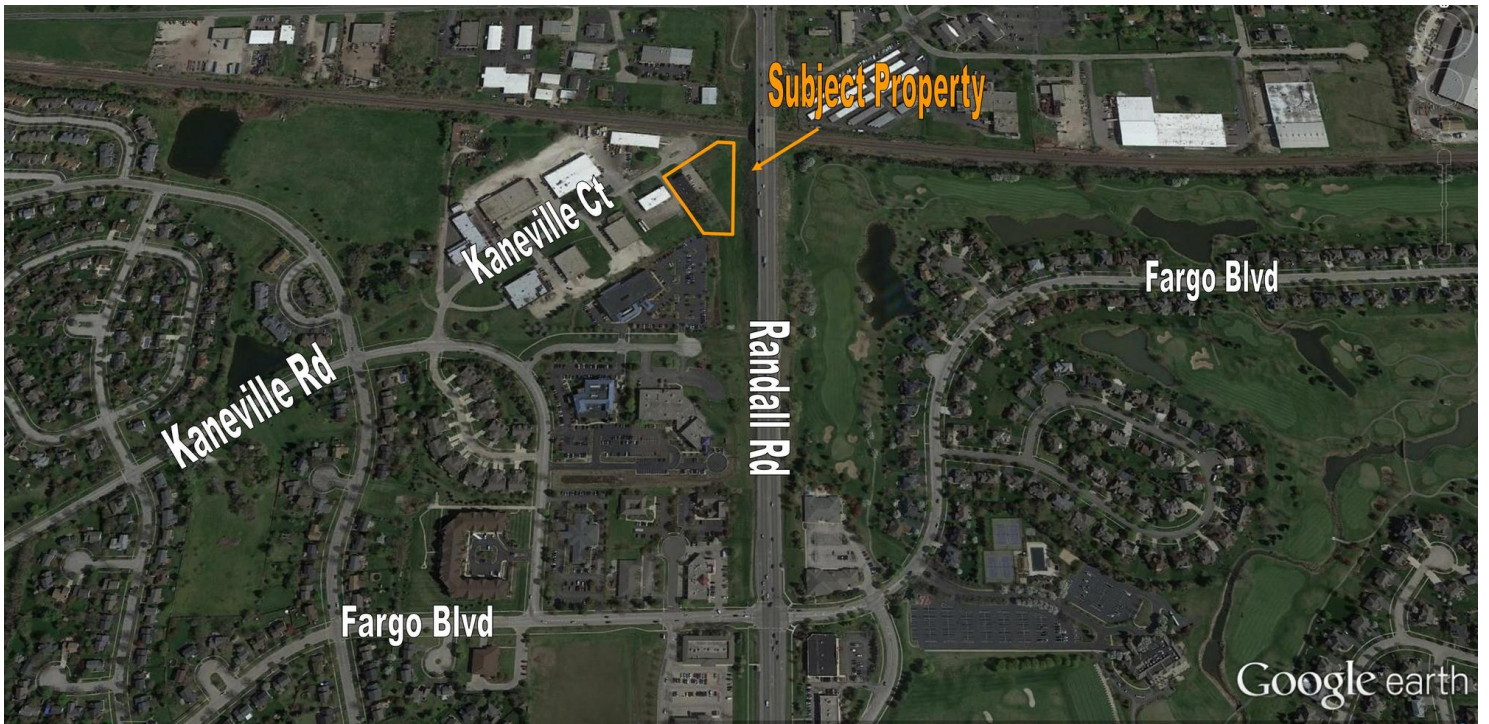
PROPERTY DESCRIPTION

Freestanding 6,000 (+/-) sf industrial building. Approx. 900 sf office. 335 sf "shop". 1.75 acre lot offers room for expansion. Masonry 1967 construction. Multiple offices in front. Ceiling height: 14' at joists. Beam for crane in place. One 12' overhead door - potential for more. 1 dock door with unpaved access. Mezzanine storage over office. Concrete floor. 2016 Taxes: \$16,471.

LOCATION OVERVIEW

Located in a light industrial area on the west side of Geneva. Immediately west of and visible from Randall Rd. From Randall Rd, take Fargo Blvd west 2 blocks. Turn right (N) on Kaneville Rd 1/4 mile. Turn right (N) to Kaneville Ct. Property will be on your right at the end of the cul de sac.

Aerials



Exterior Photos



Office Photos



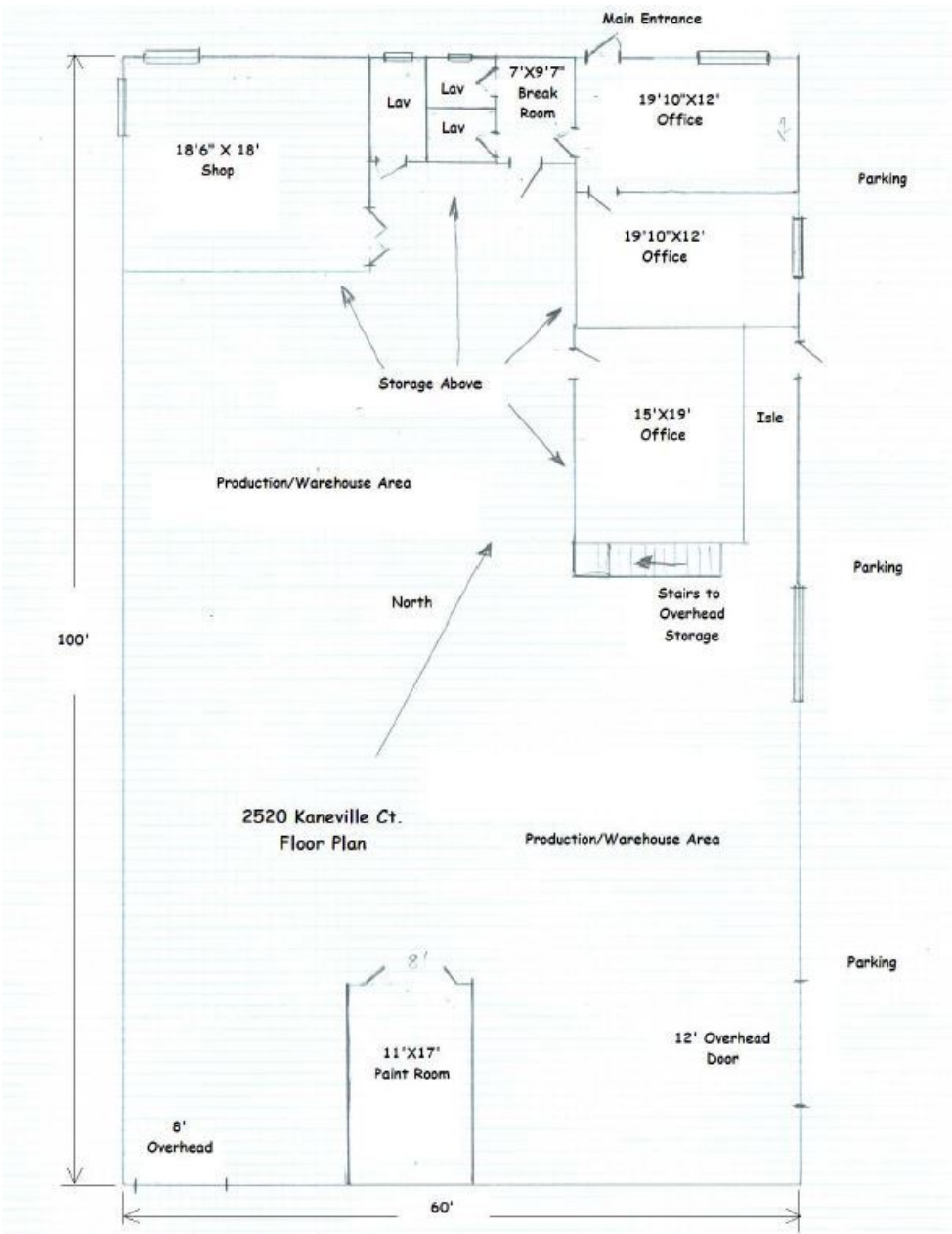
Warehouse Photos



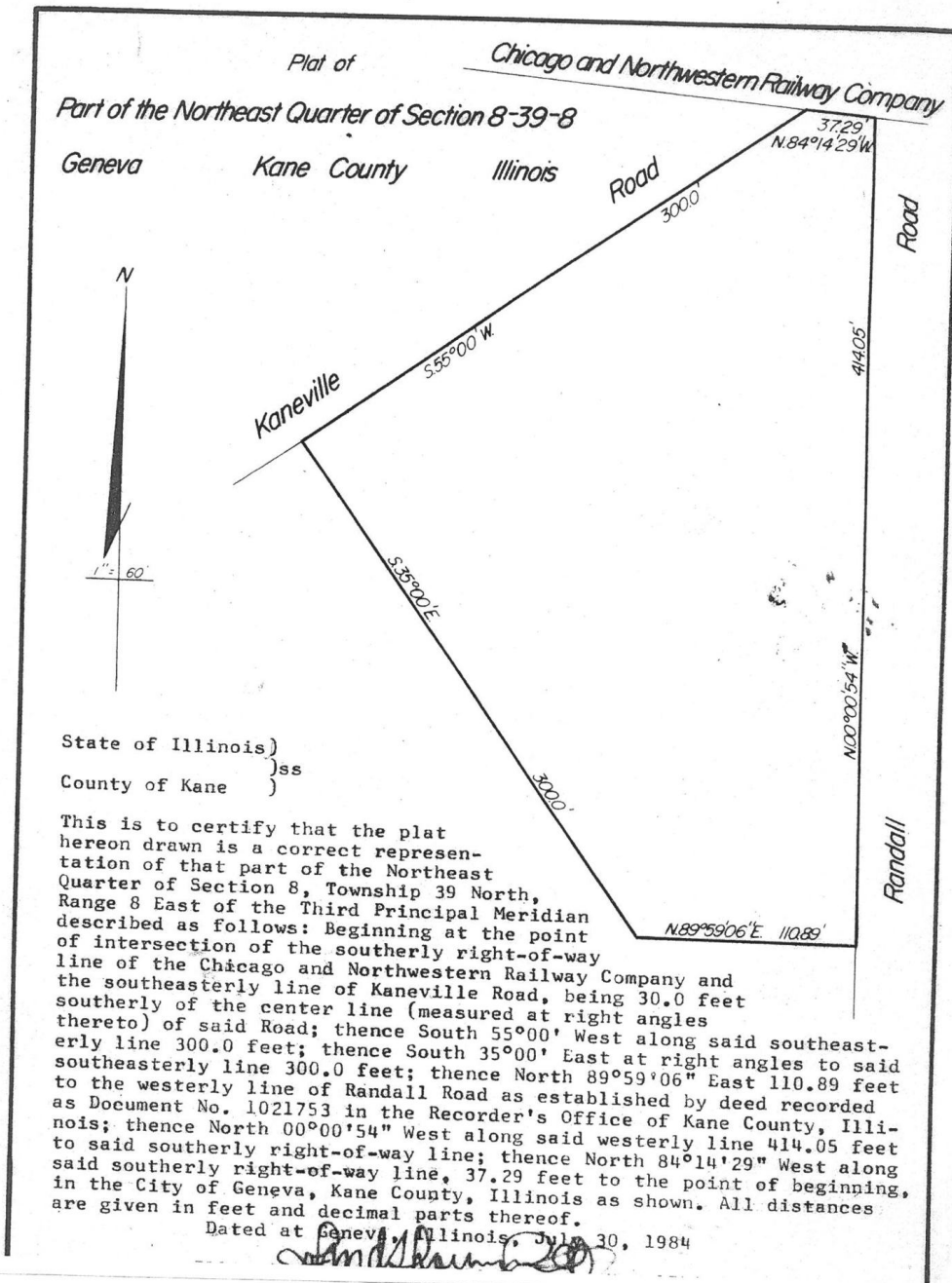
Vacant Expansion Area Photo



Floor Plan



Site Plan





City Information



City Highlights

Kane County seat
Festivals
Shopping
Recreation
Arts
Dining

Airports: O'Hare, Midway, DuPage

Rail: Geneva Metra Station, Union Pacific West Line

Pace Bus Routes: 529, 801, 802

Interstates: I-90, I-88, I-355

State Highways: IL 25, IL 31, IL 38

County Thoroughfares: Randall Rd, Kirk Rd

Geneva, IL

35 miles west of downtown Chicago. Known for its historic downtown business district and Geneva Commons Lifestyle Shopping Center on Randall Road. Home to the Geneva Business Park (adjacent to DuPage Airport), Kane County Cougars baseball, festivals, bike trails and fun. Intersected by the Fox River.

Over 1,000 businesses located in Geneva enjoy the lower cost municipal electric utility.

Character found in historic architecture, adaptive use of historic buildings, graceful trees and attention to landscaping.

Open space and recreation opportunities for residents of all age groups and abilities. 700 acres of park land, 580 acre Prairie Green Preserve, and two golf courses. Bike/walking trails, playgrounds, outdoor aquatic center, recreation centers, fitness centers, skate park.

Downtown Geneva is a great place to connect with others - whether for a cup of coffee, fine dining, unique shopping, festivals or special events. Excellent schools, parks, and library.

Northwestern Medicine - Delnor Hospital is located in Geneva.



County Information



Kane County

Population 2013: 523,643 - 94% urban, 6% rural

Land Area: 524 square miles

Most notable natural feature is the Fox River. The largest cities are situated along the river - Aurora, Elgin, St Charles, Geneva, Batavia

The 2030 Land Resource Management Plan divides the county into three areas:

Urban Corridor - eastern portion of county

Critical Growth Corridor - middle portion of county

Agricultural/Rural Corridor - western portion of county

The county seat is Geneva.

Comprised of 16 townships

Thriving commercial base. Farming has long been a way of life and an important economic activity in Kane County. Some farmland has been converted to accommodate increased growth. However, official efforts are being made to preserve and protect farmland.

The Forest Preserve District serves to preserve and protect the natural heritage of Kane County. 2012 - approximately 19,932 acres.

Extensive biking and hiking trail system

Accessible Airports:

O'Hare - Chicago

Midway - Chicago

DuPage - West Chicago

Aurora Municipal - Sugar Grove

Rail: Metra stops in Elgin, Aurora, Geneva, LaFox, Elburn

Pace Bus Routes

Interstates: I-88, I-90

US Highways: 20, 30, 34

Higher Education:

Aurora University

Judson University

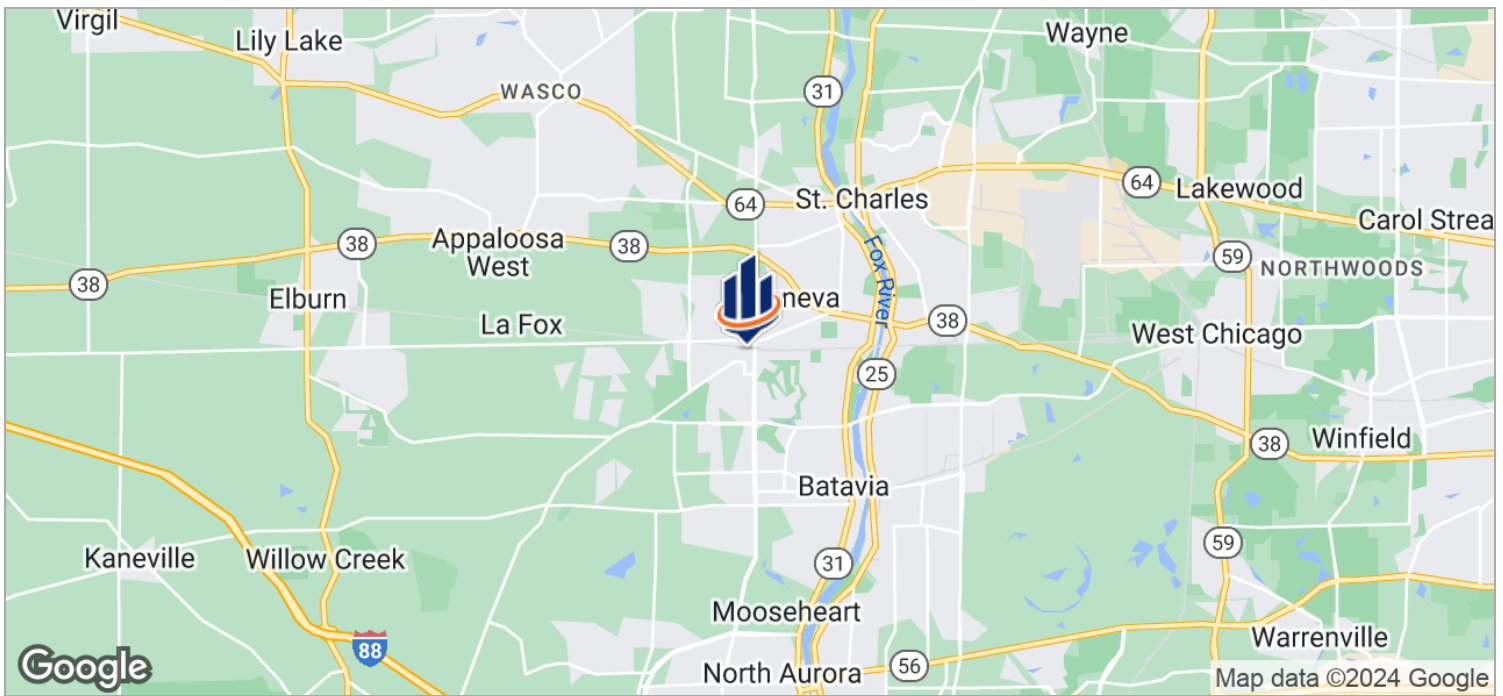
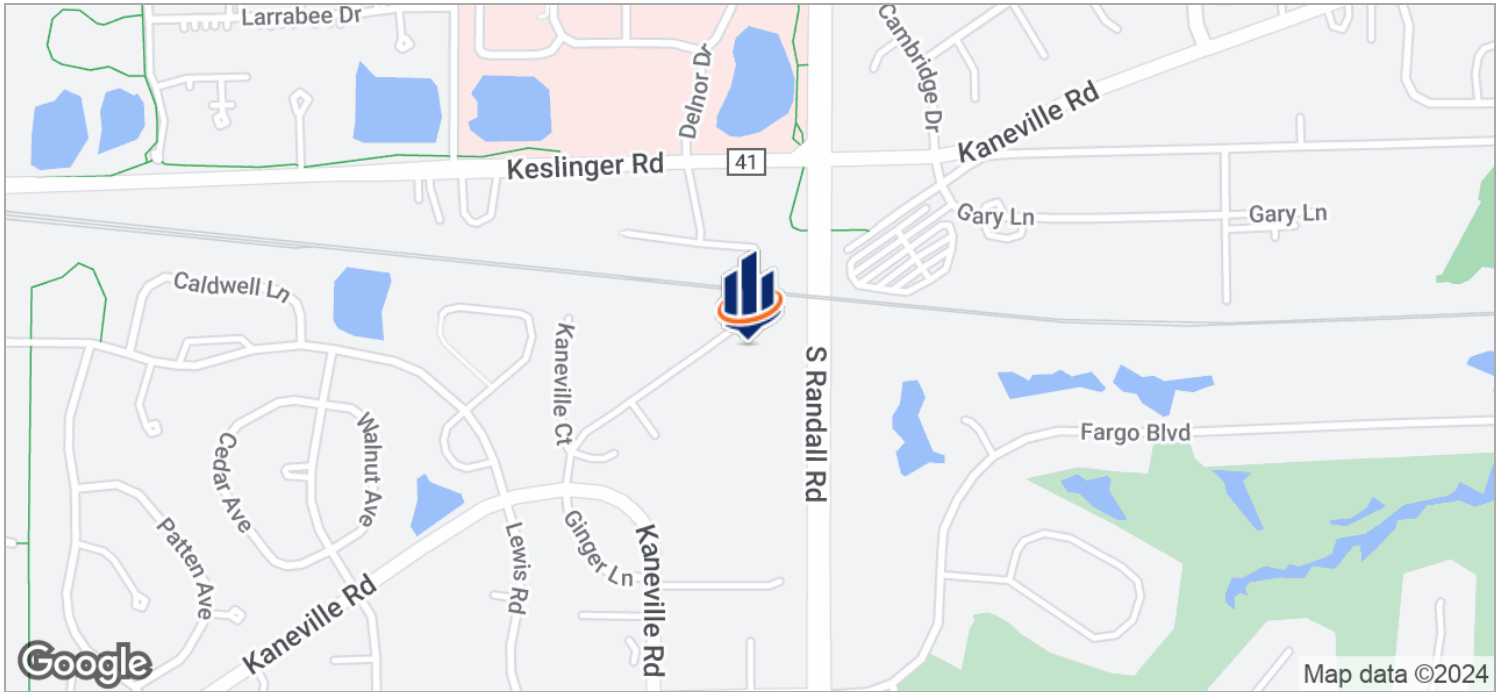
Elgin Community College

Waubonsee Community College



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Location Maps



Regional Map

