



SALE / LEASE

±23,300 SF Industrial Warehouse with Fenced Yard

10S290 HANSLIK CT

Naperville, IL 60564

PRESENTED BY:

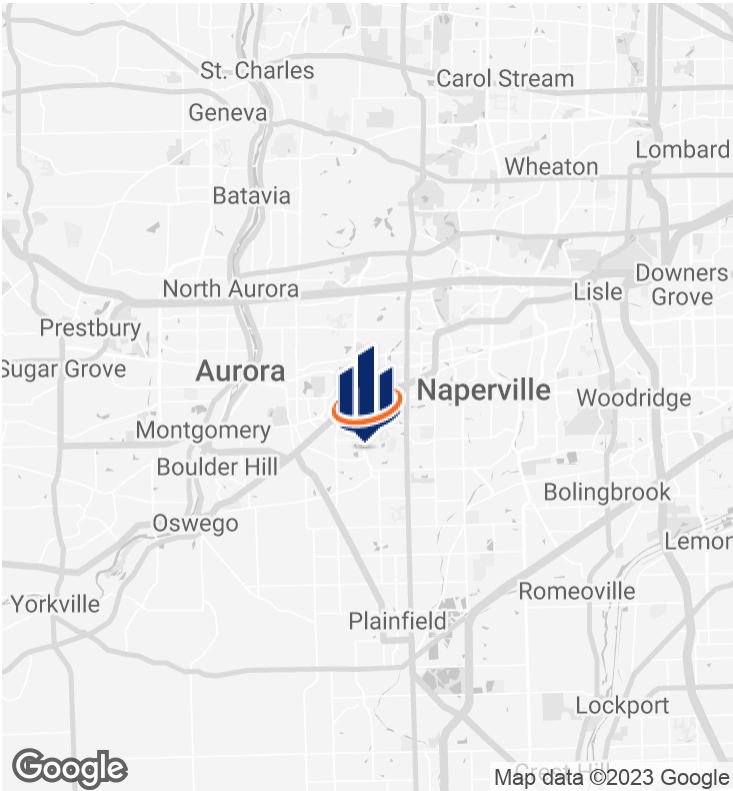
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LEASE RATE:	\$9.00 SF/yr (NNN)
BUILDING SIZE:	23,300 SF
AVAILABLE SF:	23,300 SF
LOT SIZE:	2.93 Acres
YEAR BUILT:	1976
ZONING:	I-1
SUBMARKET:	West Suburban
APN:	07-01-05-202-058; 07-01-05-203-007-0000

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±23,300 SF INDUSTRIAL WAREHOUSE WITH FENCED YARD | 10S290 Hanslik Ct Naperville, IL 60564SVN | CHICAGO COI

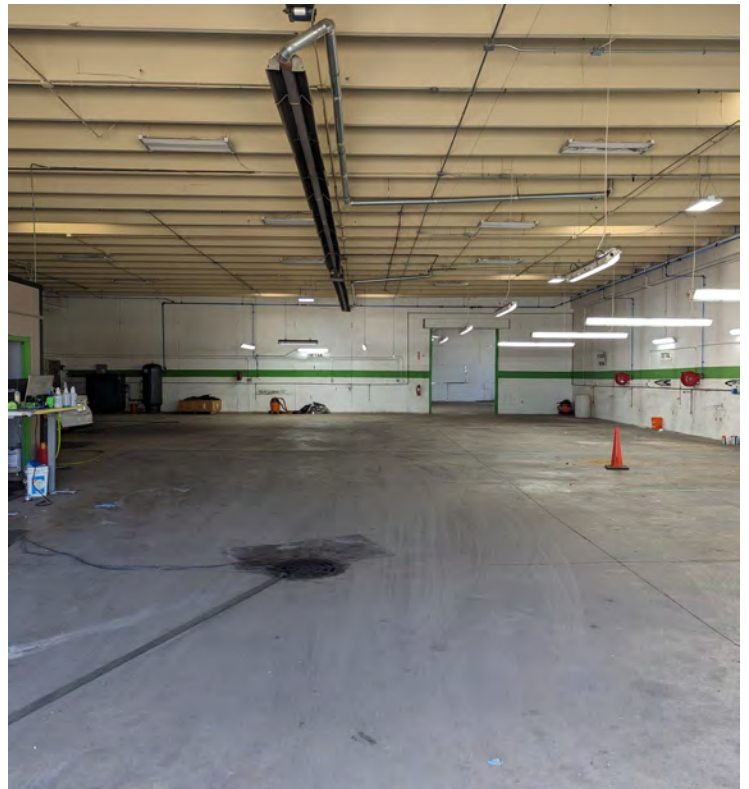
PROPERTY OVERVIEW

SVN is pleased to present 10S290 Hanslik Court a ±23,300 SF Warehouse on 2.93 AC located in Naperville, Illinois within the Wheatland Business Park in Unincorporated Will County. Pre-cast concrete construction with 18' ceiling height, 4 Drive-in Doors, private office areas, and fenced yard. Zoned I-1 this property can be divided into 3 separate units for multiple tenants or a single user. Section 1 is 70'x96', Section 2 is 50'x150', Section 3 is 50'x150'. Outside storage allowed.

PROPERTY HIGHLIGHTS

- ±23,300 SF Warehouse on 2.93 AC
- Divisible into 3 Sections | Private Offices
- Floor drain | 18' Building Height
- 3- 14'x14' DID | 1-12'x12 DID
- Fenced Yard | Unincorporated Will County

EXTERIOR AND UNIT 1



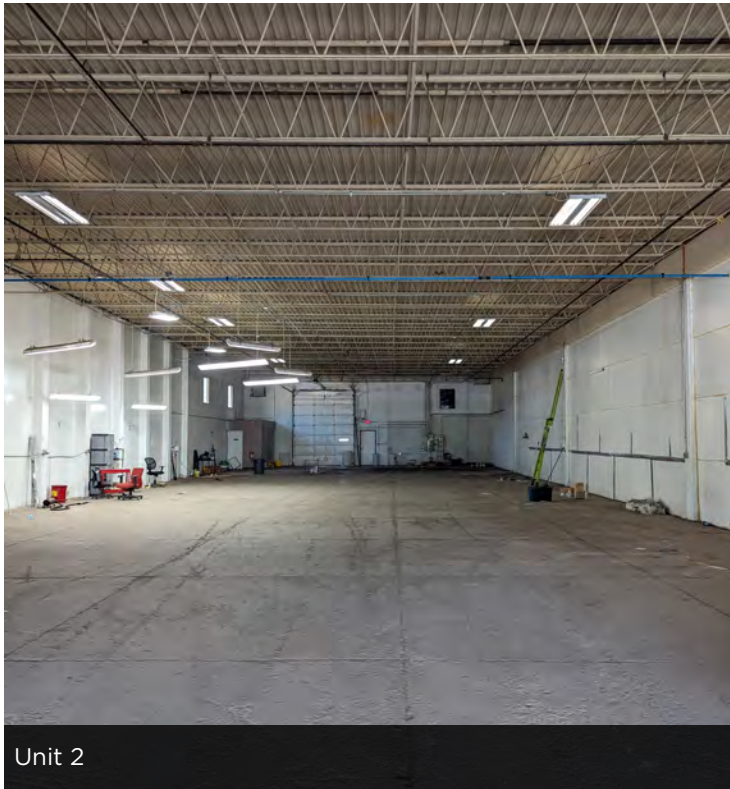
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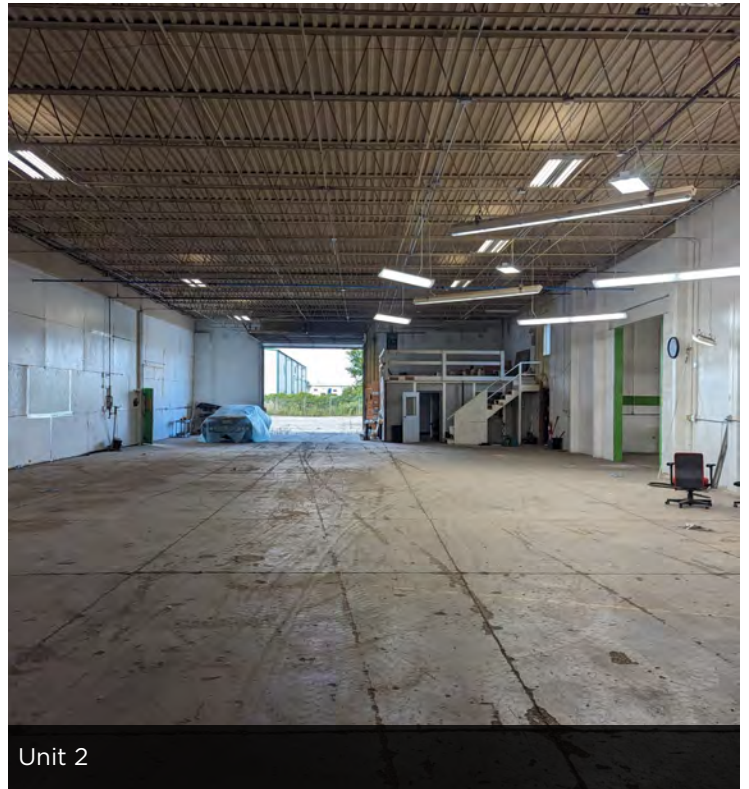
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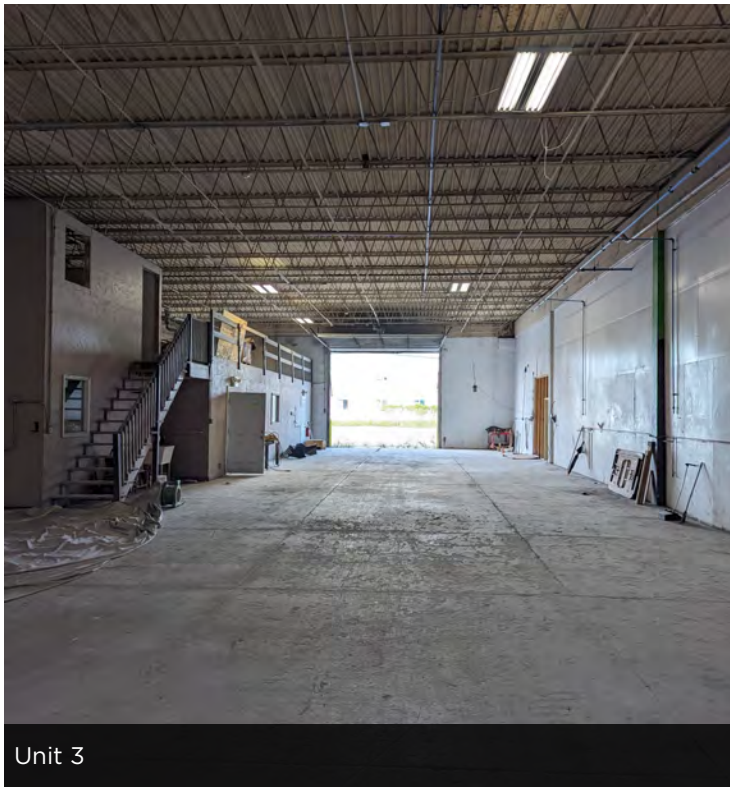
UNIT 2 AND 3



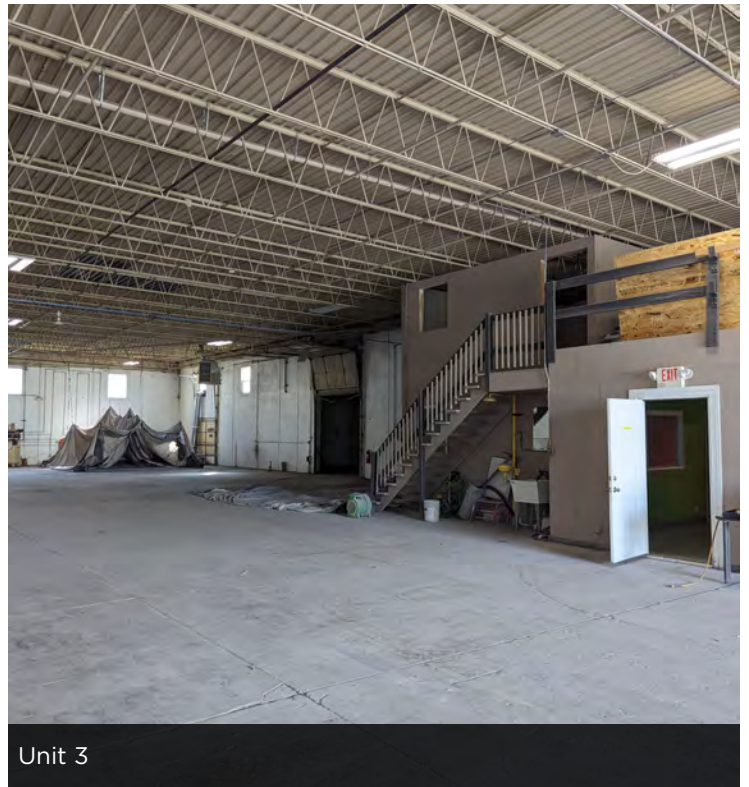
Unit 2



Unit 2



Unit 3



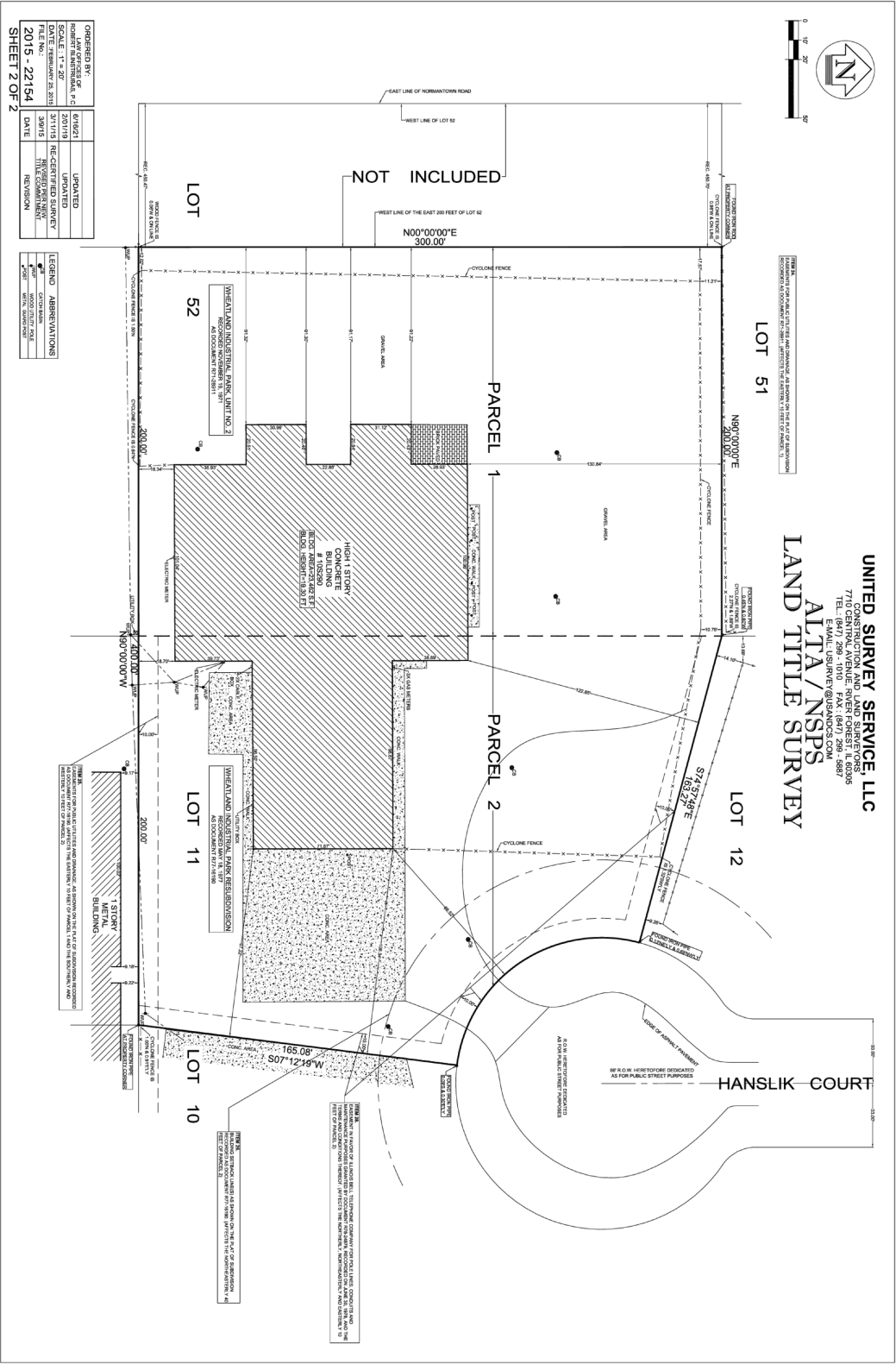
Unit 3

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WHEATLAND BUSINESS PARK



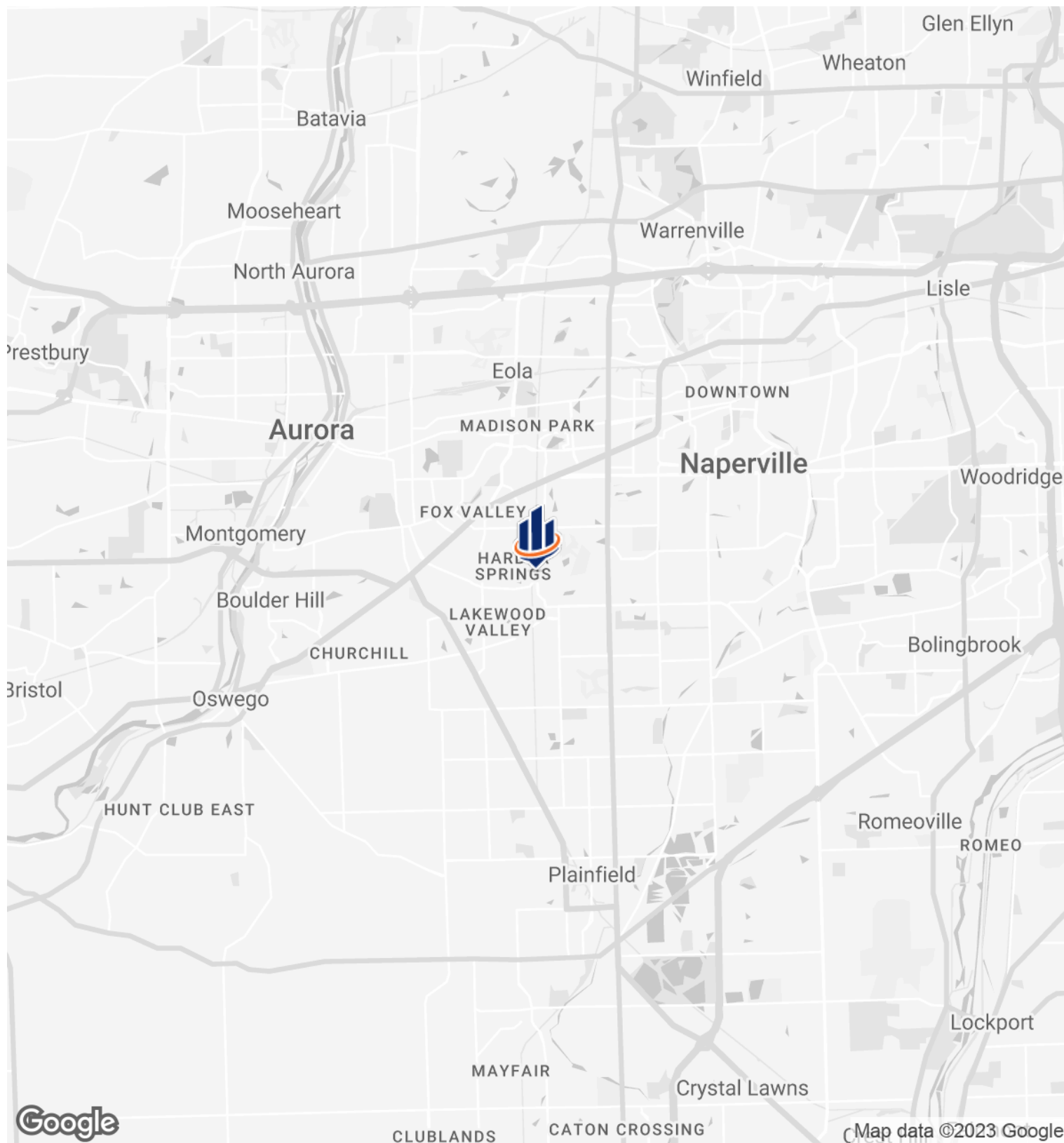
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LOCATION MAP



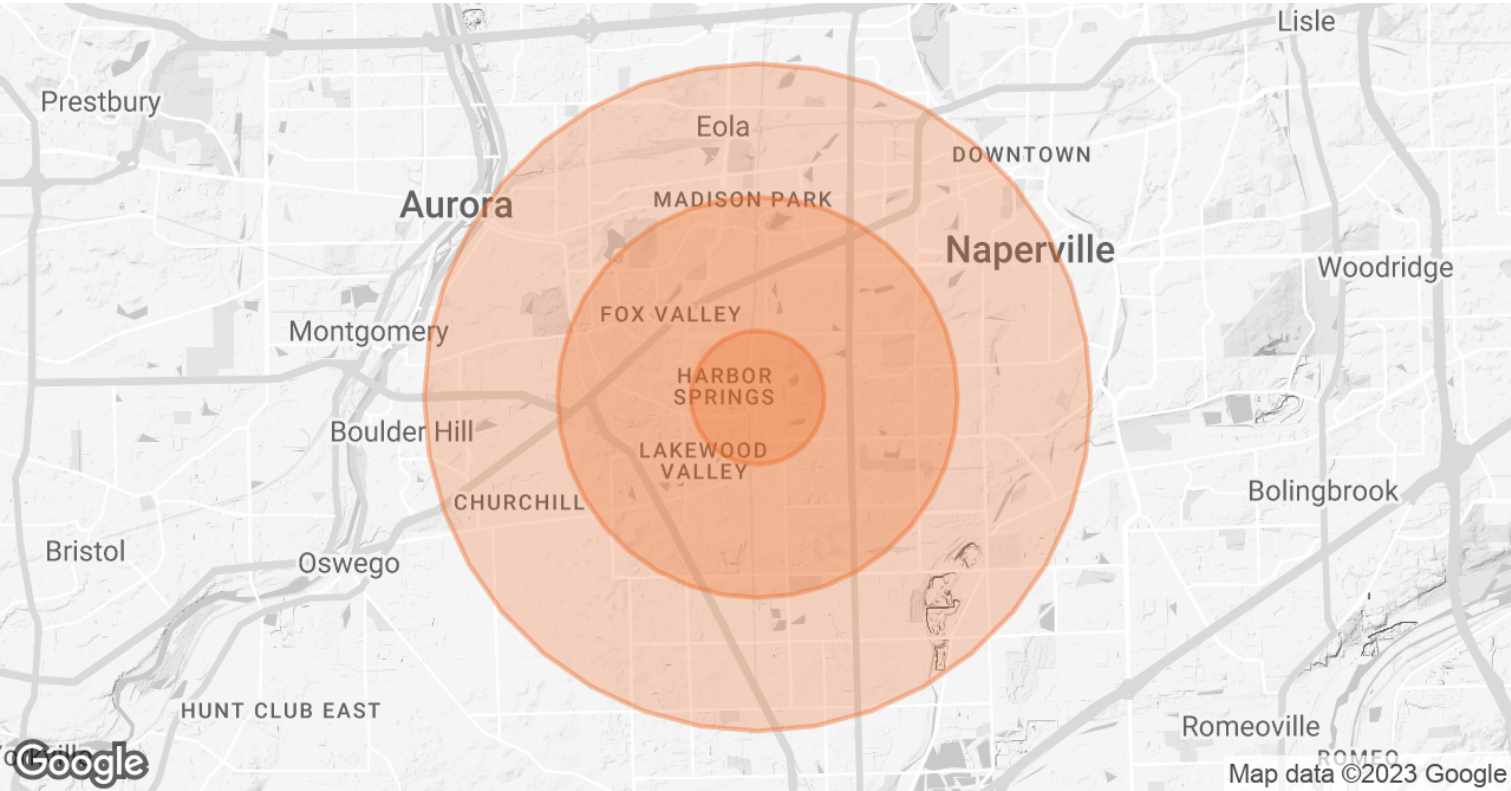
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,421	91,723	246,142
AVERAGE AGE	39.6	36.5	35.9
AVERAGE AGE (MALE)	37.2	34.4	35.5
AVERAGE AGE (FEMALE)	40.4	37.3	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,415	31,086	83,571
# OF PERSONS PER HH	2.8	3.0	2.9
AVERAGE HH INCOME	\$144,290	\$133,335	\$121,263
AVERAGE HOUSE VALUE	\$329,676	\$311,374	\$287,902

* Demographic data derived from 2020 ACS - US Census

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