



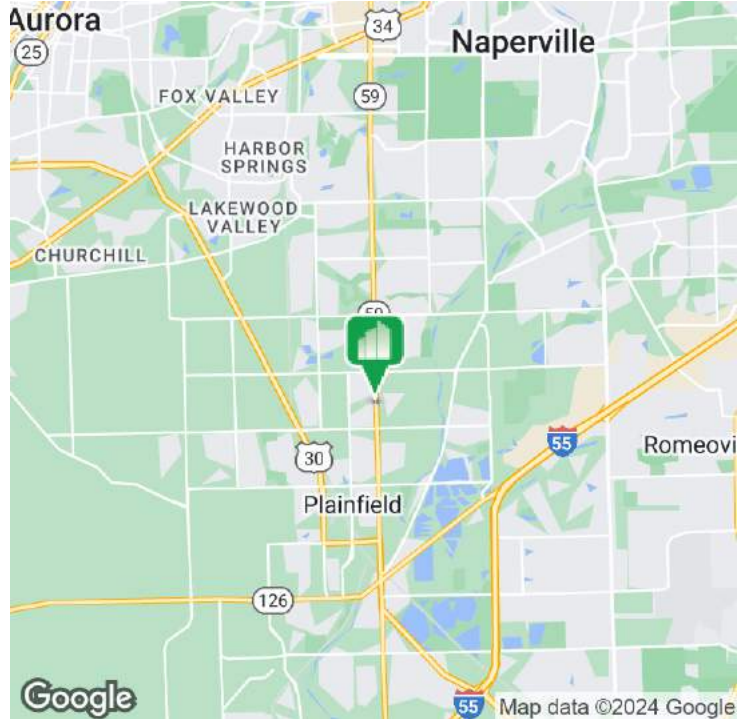
[CLICK HERE FOR VIRTUAL TOUR](#)



UNIQUE SMALL INDUSTRIAL BUILDING

12438 S ROUTE 59, PLAINFIELD, IL 60585

UNIQUE SMALL INDUSTRIAL BUILDING



OFFERING SUMMARY

Sale Price: \$795,000

Lot Size: 0.3 Acres

Building Size: 1,980 SF

Zoning: C

Taxes (2022): \$8,484

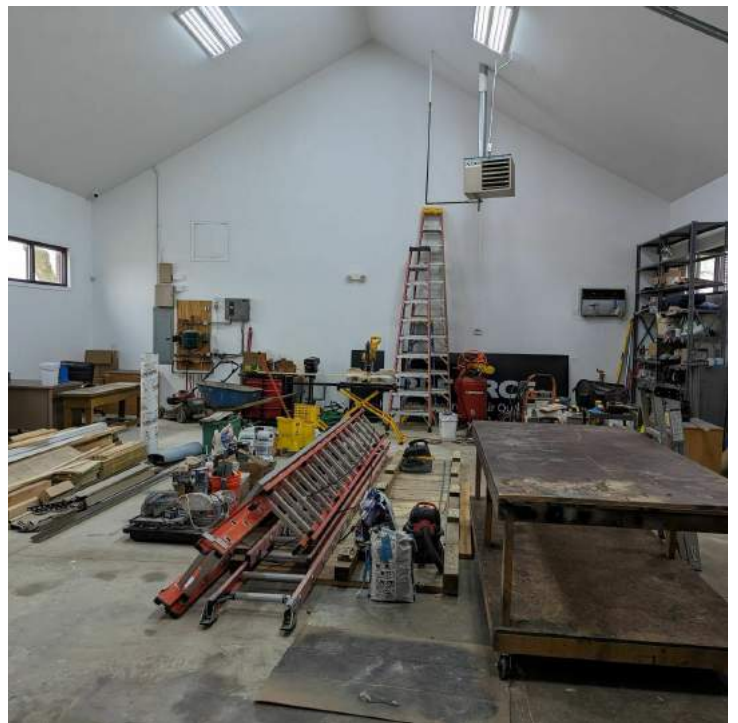
PROPERTY HIGHLIGHTS

- Heavily traveled location on Route 59 in Plainfield
- Newly renovated and landscaped
- Rare stand alone, small industrial space
- Overhead door
- Office features reception area and conference room
- Mezzanine available for storage with potential for conversion to master office suite
- Cement parking lot with 9 marked parking spaces and room for more
- Warehouse floor with underlying radiant heat
- Lighted monument sign on Route 59
- **TAKE A VIRTUAL TOUR:** <https://my.matterport.com/show/?m=sq6JHu1QSv7>

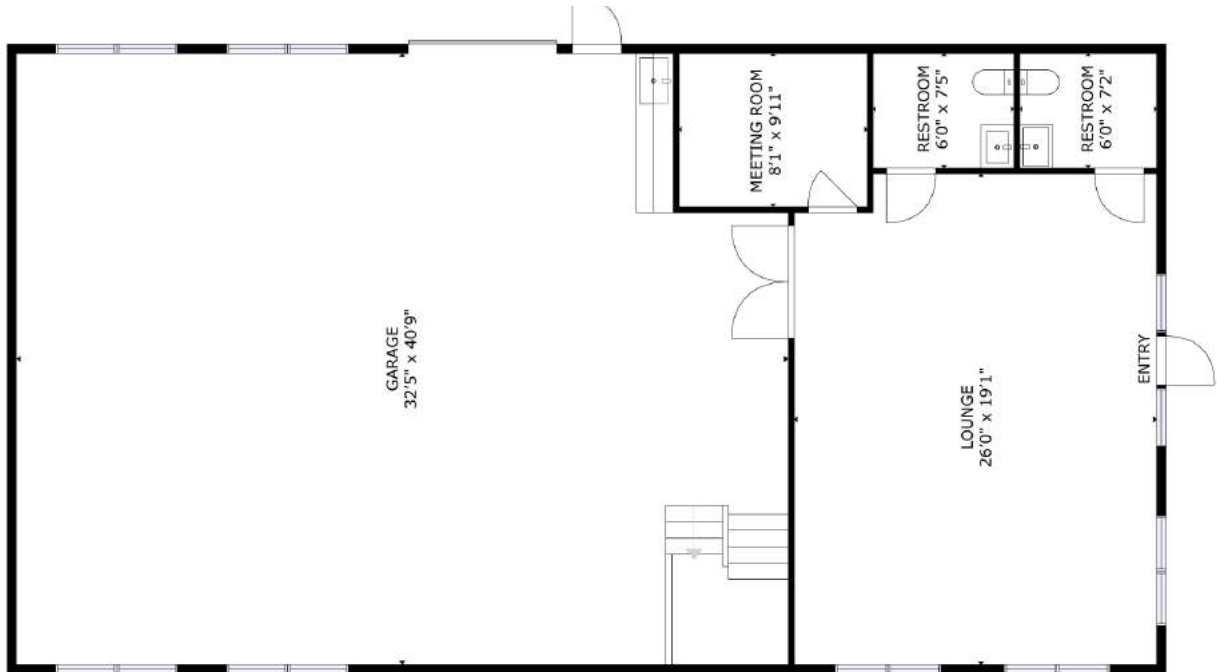
LOCATION OVERVIEW

West side of heavily traveled Route 59 in Plainfield, just north of Industrial Dr. Local and national retail surrounds the area. Large industrial park across Route 59.

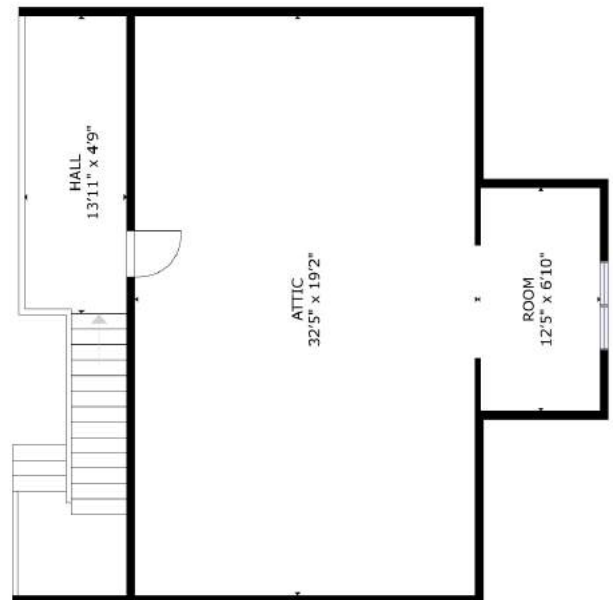
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MAIN LEVEL



MEZZANINE

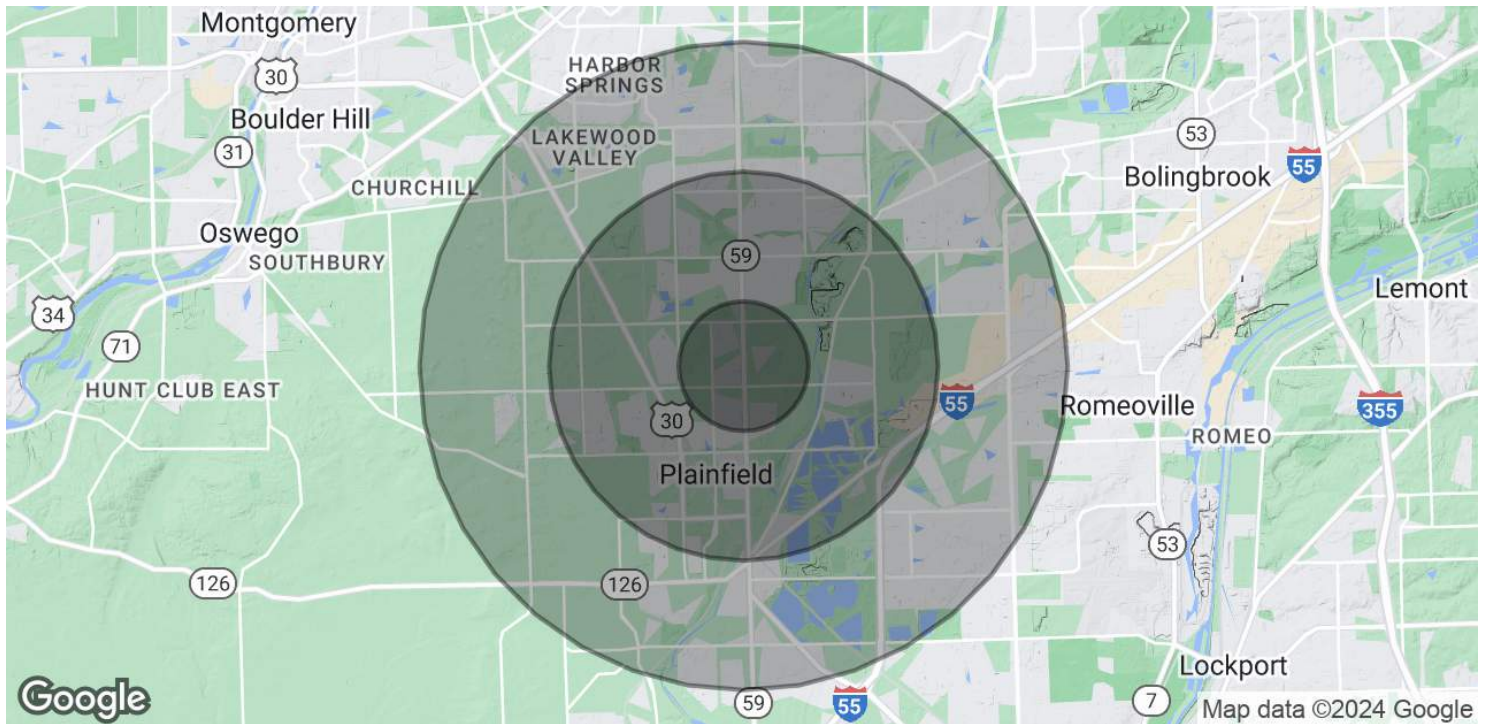
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,341	47,117	150,939
Average Age	40.7	39.1	38.4
Average Age (Male)	41.1	38.4	37.7
Average Age (Female)	40.3	39.0	38.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,409	14,783	48,545
# of Persons per HH	3.0	3.2	3.1
Average HH Income	\$133,745	\$164,585	\$144,462
Average House Value	\$321,456	\$389,232	\$339,311

* Demographic data derived from 2020 ACS - US Census